

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 ROBYN DRIVE NUNAWADING VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

House

Suburb

Nunawading

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5 CLOSTER AVENUE ASHWOOD VIC 3147	\$1,400,000	06-Jan-22
20 WILLURAH STREET FOREST HILL VIC 3131	\$950,000	09-Jul-22
2 ROSS STREET MITCHAM VIC 3132	\$1,200,000	07-May-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 September 2022