

# 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

12 Tunstall Avenue, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$890,000

&

\$979,000

### Median sale price

Median price

\$1,047,250

Property Type

House

Suburb

Nunawading

Period - From

01/01/2020

to

31/12/2020

Source

REIV

### 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 six 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
1	2/347 Springfield Rd NUNAWADING 3131	\$1,000,000	05/11/2020
2	2/1 Blackwood Ct NUNAWADING 3131	\$991,000	06/12/2020
3	1a Blackwood Ct NUNAWADING 3131	\$930,000	30/07/2020

**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 six months.~~

This Statement of Information was prepared on:

22/01/2021 23:37



3 2 2

**Property Type:** House (Res)

**Land Size:** 232 sqm approx

Agent Comments

## Comparable Properties

**2/347 Springfield Rd NUNAWADING 3131 (VG)** Agent Comments

3 - -

**Price:** \$1,000,000

**Method:** Sale

**Date:** 05/11/2020

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Dwelling



**2/1 Blackwood Ct NUNAWADING 3131 (REI)** Agent Comments

3 2 2

**Price:** \$991,000

**Method:** Auction Sale

**Date:** 06/12/2020

**Property Type:** Townhouse (Res)



**1a Blackwood Ct NUNAWADING 3131 (REI/VG)** Agent Comments

3 2 1

**Price:** \$930,000

**Method:** Private Sale

**Date:** 30/07/2020

**Property Type:** Townhouse (Single)

**Land Size:** 221 sqm approx