Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	12 Tunstall Avenue, Nunawading Vic 3131
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$890,000 & \$979,0	,000
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Median sale price

Median price	\$1,047,250	Pro	perty 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

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 comparableproperties 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



McGrath

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Indicative Selling Price \$890,000 - \$979,000 **Median House Price** Year ending December 2020: \$1,047,250





Property Type: House (Res) Land Size: 232 sqm approx **Agent Comments**

Comparable Properties

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

Price: \$1,000,000 Method: Sale Date: 05/11/2020

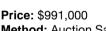
Property Type: Subdivided Unit/Villa/Townhouse

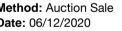
- Single OYO Dwelling

2/1 Blackwood Ct NUNAWADING 3131 (REI)

Method: Auction Sale Date: 06/12/2020

Property Type: Townhouse (Res)







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

Price: \$930.000 Method: Private Sale Date: 30/07/2020

Property Type: Townhouse (Single) Land Size: 221 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





Agent Comments