Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	4/38-40 Burnt Street, Nunawading Vic 3131
Including suburb and	
postcode	

Indicative selling price

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

Range between \$690,000 & \$740,000	Range between	\$690,000	&	\$740,000
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Median sale price

Median price	\$710,000	Pro	perty Type Ur	nit		Suburb	Nunawading
Period - From	17/08/2022	to	16/08/2023	So	urce	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

Aut	areas or comparable property	1 1100	Date of Sale
1	3/38-40 Burnt St NUNAWADING 3131	\$710,000	28/07/2023
2	2/38-40 Burnt St NUNAWADING 3131	\$695,000	29/06/2023
3	5/38-40 Burnt St NUNAWADING 3131	\$735,000	13/06/2023

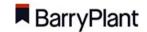
OR

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:	17/08/2023 16:55



Date of sale



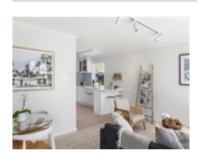




Property Type: Unit Agent Comments

Indicative Selling Price \$690,000 - \$740,000 Median Unit Price 17/08/2022 - 16/08/2023: \$710,000

Comparable Properties



3/38-40 Burnt St NUNAWADING 3131 (REI)

— 2



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Agent Comments

Price: \$710,000 Method: Private Sale Date: 28/07/2023 Property Type: Unit



2/38-40 Burnt St NUNAWADING 3131 (REI)

— 2



2



Price: \$695,000 Method: Private Sale Date: 29/06/2023 Property Type: Unit **Agent Comments**



5/38-40 Burnt St NUNAWADING 3131 (REI)

— 2







Price: \$735,000 Method: Private Sale Date: 13/06/2023 Property Type: Unit Agent Comments

Account - Barry Plant | P: 03 9842 8888





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