

## 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

1/24 Luckie Street, 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 \$500,000 & \$550,000

#### Median sale price

Median price \$536,000 House Unit X Suburb Nunawading

Period - From 01/04/2019 to 30/06/2019 Source REIV

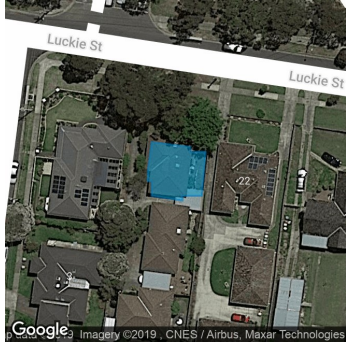
#### Comparable property sales (\*Delete A or B below as applicable)

**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	5/98-100 Mount Pleasant Rd NUNAWADING 3131	\$536,000	26/04/2019
2	2/9 Brae Gr NUNAWADING 3131	\$505,000	15/06/2019
3	15/494-498 Mitcham Rd MITCHAM 3132	\$503,000	04/03/2019

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.



 2  1  1

**Rooms:**

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

June quarter 2019: \$536,000

## Comparable Properties



**5/98-100 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$536,000

**Method:** Private Sale

**Date:** 26/04/2019

**Rooms:** 4

**Property Type:** Unit



**2/9 Brae Gr NUNAWADING 3131 (REI)**

Agent Comments

 2  1  1

**Price:** \$505,000

**Method:** Private Sale

**Date:** 15/06/2019

**Rooms:** -

**Property Type:** Unit



**15/494-498 Mitcham Rd MITCHAM 3132 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$503,000

**Method:** Private Sale

**Date:** 04/03/2019

**Rooms:** 5

**Property Type:** Unit