

# 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

8/13 Lindsay 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 \$635,000 & \$698,000

### Median sale price

Median price

\$762,500

Property Type

Unit

Suburb

Nunawading

Period - From

01/04/2020

to

31/03/2021

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	2/109 Surrey Rd BLACKBURN NORTH 3130	\$668,000	06/01/2021
2	1/188 Springfield Rd BLACKBURN 3130	\$680,000	03/12/2020
3	13/39 Mount Pleasant Rd NUNAWADING 3131	\$642,000	03/12/2020

**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:

31/05/2021 11:02



2 1 1

**Rooms:** 6

**Property Type:** Unit

**Land Size:** 246 sqm approx

Agent Comments

Magnificently presented 2 Bedroom Single Unit with Lock up garage and carport... Situated in a tranquil and unique part of Nunawading with easy Access and Exit from the Eastern Freeway and wonderful Schools near bye...5 Minutes from Nunawading Train Station.. A must for a Down Sizer / First Home Buyer / Investor or Small Families - Call Harry Fares 0458 766 958

## Comparable Properties



**2/109 Surrey Rd BLACKBURN NORTH 3130 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$668,000

**Method:** Private Sale

**Date:** 06/01/2021

**Property Type:** Unit



**1/188 Springfield Rd BLACKBURN 3130 (VG)**

Agent Comments

2 - -

**Price:** \$680,000

**Method:** Sale

**Date:** 03/12/2020

**Property Type:** Flat/Unit/Apartment (Res)



**13/39 Mount Pleasant Rd NUNAWADING 3131 (VG)**

Agent Comments

2 - -

**Price:** \$642,000

**Method:** Sale

**Date:** 03/12/2020

**Property Type:** Strata Unit/Flat