Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/13 Lindsay Avenue, Nunawading Vic 3131

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$635,000		&		\$698,000			
Median sale p	rice							
Median price	\$762,500	Pro	operty Type	Unit			Suburb	Nunawading
Period - From	01/04/2020	to	31/03/2021		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.

Ade	dress 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





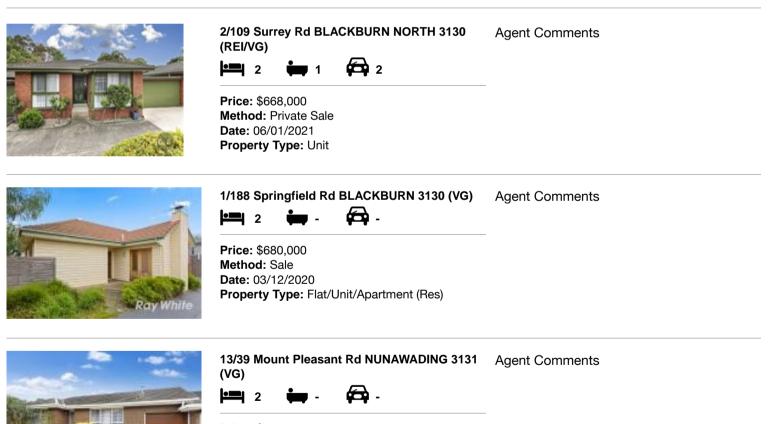


Rooms: 6 Property Type: Unit Land Size: 246 sqm approx Agent Comments Harry Fares 9842 1477 0458 766 958 hfares@philipwebb.com.au

Indicative Selling Price \$635,000 - \$698,000 Median Unit Price Year ending March 2021: \$762,500

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



Price: \$642,000 Method: Sale Date: 03/12/2020 Property Type: Strata Unit/Flat

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.