

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

1/26 Sunnyside Avenue, Nunawading Vic 3131

Indicative selling price

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

Range between \$850,000

&

\$935,000

Median sale price

Median price \$523,750

Property Type Unit

Suburb Nunawading

Period - From 16/09/2018

to

15/09/2019

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	4/4-6 Shady Gr NUNAWADING 3131	\$950,000	09/08/2019
2	1/47 Milton St NUNAWADING 3131	\$950,000	13/07/2019
3	2/24 Sandy St NUNAWADING 3131	\$855,000	18/03/2019

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.~~

This Statement of Information was prepared on:

16/09/2019 11:17



PhilipWebb

James Huang

03 9842 1477

0428 241 085

jhuang@philipwebb.com.au

Indicative Selling Price

\$850,000 - \$935,000

Median Unit Price

16/09/2018 - 15/09/2019: \$523,750



Property Type:

Agent Comments

Comparable Properties

4/4-6 Shady Gr NUNAWADING 3131 (REI)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 09/08/2019

Rooms: 5

Property Type: Townhouse (Res)

1/47 Milton St NUNAWADING 3131 (REI)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 13/07/2019

Property Type: Townhouse (Res)



2/24 Sandy St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$855,000

Method: Private Sale

Date: 18/03/2019

Rooms: 4

Property Type: Townhouse (Single)