

## 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

107 Esdale 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 \$1,250,000

&amp;

\$1,350,000

**Median sale price**

Median price \$1,078,000

House

X

Unit

Suburb Nunawading

Period - From 01/10/2018

to

31/12/2018

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		
3		

**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.

107 Esdale Street, Nunawading Vic 3131

Noel Jones

Noel Pooley

9877 1855

0411 259 679

npoolley@noeljones.com.au

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

December quarter 2018: \$1,078,000



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 990.273 sqm approx

Agent Comments

## Comparable Properties

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.