Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

18 Closter Avenue, Nunawading Vic 3131

Indicative selling price

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

Range between	\$880,000	&	\$968,000

Median sale price

Median price	\$941,500	Pro	perty Type	House		Suburb	Nunawading
Period - From	01/01/2019	to	31/12/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	5 Russell St NUNAWADING 3131	\$963,000	13/11/2019
2	7 Robyn Dr NUNAWADING 3131	\$930,500	31/08/2019
3	10 Gladys St NUNAWADING 3131	\$926,000	30/11/2019

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.

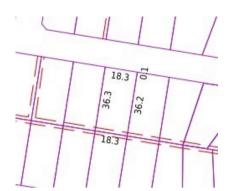
This Statement of Information was prepared on:	03/02/2020 10:52





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Indicative Selling Price \$880,000 - \$968,000 Median House Price Year ending December 2019: \$941,500



Property Type: Agent Comments

Comparable Properties



5 Russell St NUNAWADING 3131 (REI)

3



4

Price: \$963,000 Method: Private Sale Date: 13/11/2019 Property Type: House Land Size: 625 sqm approx **Agent Comments**



7 Robyn Dr NUNAWADING 3131 (REI/VG)

'— 3





Price: \$930,500 **Method:** Auction Sale **Date:** 31/08/2019

Property Type: House (Res) **Land Size:** 593 sqm approx

Agent Comments



10 Gladys St NUNAWADING 3131 (REI)

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Price: \$926,000 Method: Auction Sale Date: 30/11/2019

Property Type: House (Res) **Land Size:** 782 sqm approx

Agent Comments

Account - Philip Webb



