

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

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

Property 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.

	Address 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:

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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)

Agent Comments



Price: \$963,000

Method: Private Sale

Date: 13/11/2019

Property Type: House

Land Size: 625 sqm approx



7 Robyn Dr NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$930,500

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)

Land Size: 593 sqm approx



10 Gladys St NUNAWADING 3131 (REI)

Agent Comments



Price: \$926,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)

Land Size: 782 sqm approx