

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

6 Winifred Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$950,000 & \$980,000

Median sale price

Median price \$1,062,500 Property Type House Suburb Nunawading

Period - From 01/10/2022 to 31/12/2022 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	14 Killeen Av BLACKBURN NORTH 3130	\$1,135,000	27/08/2022
2	23 Winifred St NUNAWADING 3131	\$1,030,000	26/08/2022
3	1 Winifred St NUNAWADING 3131	\$1,011,000	01/10/2022

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:

10/02/2023 11:15



 3  1  1

Property Type: House
Land Size: 594 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$980,000
Median House Price
December quarter 2022: \$1,062,500

Comparable Properties



14 Killeen Av BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,135,000
Method: Auction Sale
Date: 27/08/2022
Property Type: House (Res)
Land Size: 538 sqm approx



23 Winifred St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,030,000
Method: Private Sale
Date: 26/08/2022
Property Type: House
Land Size: 584 sqm approx



1 Winifred St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,011,000
Method: Auction Sale
Date: 01/10/2022
Property Type: House (Res)
Land Size: 585 sqm approx