# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

#### Indicative selling price

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

Range between	\$1,170,000	&	\$1,270,000
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#### Median sale price

Median price	\$1,132,000	Pro	perty Type H	ouse		Suburb	Nunawading
Period - From	01/10/2020	to	31/12/2020	So	ource	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.

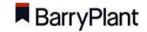
Address of comparable property		Price	Date of sale
1	6 Milton St NUNAWADING 3131	\$1,247,000	11/11/2020
2	9 Kevin Ct DONVALE 3111	\$1,230,000	31/03/2021
3	6 Brenda Ct NUNAWADING 3131	\$1.173.000	28/10/2020

#### 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:	12/04/2021 15:47







**Indicative Selling Price** \$1,170,000 - \$1,270,000 **Median House Price** December quarter 2020: \$1,132,000





Property Type: House Land Size: 643 sqm approx **Agent Comments** 

# Comparable Properties



6 Milton St NUNAWADING 3131 (REI/VG)

Price: \$1,247,000 Method: Private Sale Date: 11/11/2020 Property Type: House Land Size: 728 sqm approx **Agent Comments** 



9 Kevin Ct DONVALE 3111 (REI)



Price: \$1,230,000

Method: Expression of Interest

Date: 31/03/2021

Property Type: House (Res) Land Size: 721 sqm approx

Agent Comments



6 Brenda Ct NUNAWADING 3131 (REI/VG)



Price: \$1,173,000 Method: Auction Sale Date: 28/10/2020

Rooms: 7

Property Type: House (Res) Land Size: 599 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



