

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

2/47 McCulloch Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,170,000

&

\$1,270,000

Median sale price

Median price \$1,132,000

Property Type House

Suburb Nunawading

Period - From 01/10/2020

to 31/12/2020

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	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:

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Michael Steenhuis
(03) 9842 8888
0400 499 601

msteenhuis@barryplant.com.au

Indicative Selling Price

\$1,170,000 - \$1,270,000

Median House Price

December quarter 2020: \$1,132,000



 4  3  4

Property Type: House

Land Size: 643 sqm approx

Agent Comments

Comparable Properties



6 Milton St NUNAWADING 3131 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,247,000

Method: Private Sale

Date: 11/11/2020

Property Type: House

Land Size: 728 sqm approx



9 Kevin Ct DONVALE 3111 (REI)

Agent Comments

 4  1  2

Price: \$1,230,000

Method: Expression of Interest

Date: 31/03/2021

Property Type: House (Res)

Land Size: 721 sqm approx



6 Brenda Ct NUNAWADING 3131 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,173,000

Method: Auction Sale

Date: 28/10/2020

Rooms: 7

Property Type: House (Res)

Land Size: 599 sqm approx