#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

### Property offered for sale

Address	46 Kett Street, Nunawading Vic 3131
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$950,000	&	\$1,020,000
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#### Median sale price

Median price \$1,154,000	Property Type	House	Suburb	Nunawading
Period - From 01/01/2021	to 31/03/2021	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

Address of comparable property		1 1100	Date of Sale
1	6 Barnsley St NUNAWADING 3131	\$995,000	30/01/2021
2	30 Simon St BLACKBURN NORTH 3130	\$990,000	02/02/2021
3	30 Ashwood Dr NUNAWADING 3131	\$957,000	10/04/2021

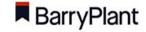
#### OR

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:	28/04/2021 11:30



Date of sale







Rooms: 4

Property Type: House

Land Size: 639.088 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$950,000 - \$1,020,000 **Median House Price** March quarter 2021: \$1,154,000

## Comparable Properties



6 Barnsley St NUNAWADING 3131 (VG)





Price: \$995,000 Method: Sale Date: 30/01/2021

Property Type: House (Res) Land Size: 613 sqm approx

**Agent Comments** 



30 Simon St BLACKBURN NORTH 3130 (VG)







Price: \$990,000 Method: Sale Date: 02/02/2021

Property Type: House (Res) Land Size: 587 sqm approx

Agent Comments



30 Ashwood Dr NUNAWADING 3131 (REI)

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Price: \$957,000 Method: Auction Sale Date: 10/04/2021

Property Type: House (Res) Land Size: 584 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



