

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

46 Kett Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$950,000 & \$1,020,000

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	Price	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



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)

Agent Comments



Price: \$995,000
Method: Sale
Date: 30/01/2021
Property Type: House (Res)
Land Size: 613 sqm approx



30 Simon St BLACKBURN NORTH 3130 (VG)

Agent Comments



Price: \$990,000
Method: Sale
Date: 02/02/2021
Property Type: House (Res)
Land Size: 587 sqm approx



30 Ashwood Dr NUNAWADING 3131 (REI)

Agent Comments



Price: \$957,000
Method: Auction Sale
Date: 10/04/2021
Property Type: House (Res)
Land Size: 584 sqm approx