

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

3/10 Sandy Street, Nunawading Vic 3131

Indicative selling price

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

Range between

\$950,000

&

\$1,000,000

Median sale price

Median price

\$714,000

Property Type

Unit

Suburb

Nunawading

Period - From

01/10/2019

to

30/09/2020

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	2/347 Springfield Rd NUNAWADING 3131	\$1,000,000	05/11/2020
2	2/1 Blackwood Ct NUNAWADING 3131	\$991,000	06/12/2020
3			

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:

18/12/2020 16:17



2 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$950,000 - \$1,000,000

Median Unit Price

Year ending September 2020: \$714,000

Comparable Properties

2/347 Springfield Rd NUNAWADING 3131 (VG) Agent Comments

3 - -

Price: \$1,000,000

Method: Sale

Date: 05/11/2020

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Dwelling



2/1 Blackwood Ct NUNAWADING 3131 (REI) Agent Comments

3 2 2

Price: \$991,000

Method: Auction Sale

Date: 06/12/2020

Property Type: Townhouse (Res)

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.