

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

9 Browns Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$970,000

&

\$1,020,000

Median sale price

Median price \$1,125,000

Property Type House

Suburb Nunawading

Period - From 01/01/2023

to 31/03/2023

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	59 Vanbrook St FOREST HILL 3131	\$1,055,000	21/04/2023
2	14 Lucknow St MITCHAM 3132	\$1,006,000	25/03/2023
3	51 Rooks Rd MITCHAM 3132	\$950,000	02/04/2023

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:

21/04/2023 13:00



 3  1  1

Property Type: House
Land Size: 689 sqm approx
Agent Comments

Indicative Selling Price
\$970,000 - \$1,020,000
Median House Price
March quarter 2023: \$1,125,000

Comparable Properties



59 Vanbrook St FOREST HILL 3131 (REI)

Agent Comments

 3  1  1

Price: \$1,055,000
Method: Sold Before Auction
Date: 21/04/2023
Property Type: House
Land Size: 585 sqm approx

14 Lucknow St MITCHAM 3132 (REI)

Agent Comments

 3  1  1

Price: \$1,006,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 603 sqm approx



51 Rooks Rd MITCHAM 3132 (REI)

Agent Comments

 3  1  2

Price: \$950,000
Method: Auction Sale
Date: 02/04/2023
Property Type: House (Res)
Land Size: 715 sqm approx