

## 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

8 Mardion Drive, Nunawading Vic 3131

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$960,000

&amp;

\$1,050,000

## Median sale price

Median price \$1,078,000

House

X

Unit

Suburb Nunawading

Period - From 01/10/2017

to

31/12/2017

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	29 Martha St DONVALE 3111	\$1,070,000	14/10/2017
2	4 East India Av NUNAWADING 3131	\$981,000	09/12/2017
3	13 Kett St NUNAWADING 3131	\$967,500	22/11/2017

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.



2 1 1

**Rooms:**

**Property Type:** House

**Land Size:** 624 sqm approx

**Agent Comments**

## Comparable Properties



**29 Martha St DONVALE 3111 (REI)**

**Agent Comments**

2 2 2

**Price:** \$1,070,000

**Method:** Auction Sale

**Date:** 14/10/2017

**Rooms:** -

**Property Type:** House (Res)



**4 East India Av NUNAWADING 3131 (REI)**

**Agent Comments**

3 1 2

**Price:** \$981,000

**Method:** Auction Sale

**Date:** 09/12/2017

**Rooms:** 6

**Property Type:** House (Res)



**13 Kett St NUNAWADING 3131 (REI)**

**Agent Comments**

3 1 2

**Price:** \$967,500

**Method:** Private Sale

**Date:** 22/11/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 596 sqm approx