

Terry Anson 9877 1855 0400 983 879 terry.anson@noeljones.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	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

Range between \$960,000 & \$1,050,000	Range between	\$960,000	&	\$1,050,000
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Median sale price

Median price	\$1,078,000	Ηοι	ıse 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.

Add	dress 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.

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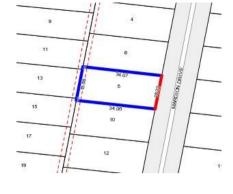


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Indicative Selling Price \$960,000 - \$1,050,000 **Median House Price** December guarter 2017: \$1,078,000



Agent Comments



Comparable Properties



29 Martha St DONVALE 3111 (REI)

Price: \$1,070,000 Method: Auction Sale Date: 14/10/2017

Rooms: -

Property Type: House (Res)

Agent Comments



4 East India Av NUNAWADING 3131 (REI)

— 3



Price: \$981,000 Method: Auction Sale Date: 09/12/2017

Rooms: 6

Property Type: House (Res)

Agent Comments



13 Kett St NUNAWADING 3131 (REI)

= 3





Price: \$967,500 Method: Private Sale Date: 22/11/2017

Rooms: 8

Property Type: House (Res) Land Size: 596 sqm approx

Agent Comments

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