

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

1/9 Busana Way Nunawading VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Nunawading

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

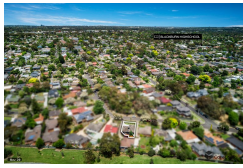
Date of sale

1/23 Kett Street Nunawading VIC 3131	\$775,000	12-Dec-20
2A Closter Avenue Nunawading VIC 3131	\$720,000	19-Dec-20
4/359 Springfield Road Nunawading VIC 3131	\$714,999	12-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 17 February 2021



1/23 Kett Street Nunawading VIC 3131

Sold Price

^{RS} **\$775,000** Sold Date **12-Dec-20**

 3  1  2

Distance **0.12km**



2A Closter Avenue Nunawading VIC 3131

Sold Price

^{RS} **\$720,000** Sold Date **19-Dec-20**

 3  1  1

Distance **0.64km**



4/359 Springfield Road Nunawading VIC 3131

Sold Price

\$714,999 Sold Date **12-Dec-20**

 3  2  1

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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