## 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

32 Nielsen Avenue, Nunawading Vic 3131

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,020,000		&		\$1,120,000				
Median sale price									
Median price	\$1,170,000	Proper	ty Type Ho	ouse		Suburb	Nunawading		
Period - From	20/10/2022	to 19/	10/2023	Sc	ource	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	17 Efron St NUNAWADING 3131	\$1,189,000	24/06/2023
2	1 Hardwood Ct MITCHAM 3132	\$1,135,000	14/09/2023
3	3 Cottrell Ct NUNAWADING 3131	\$912,000	20/05/2023

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.

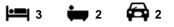
This Statement of Information was prepared on:

20/10/2023 15:42



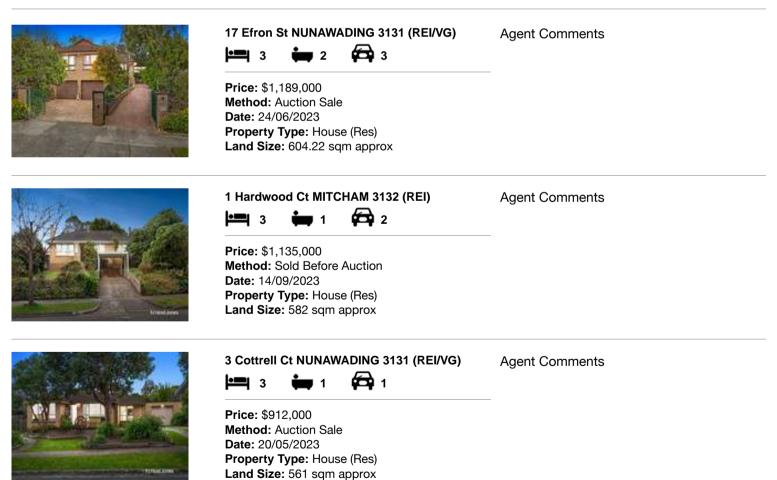






**Property Type:** House **Land Size:** 582 sqm approx Agent Comments Indicative Selling Price \$1,020,000 - \$1,120,000 Median House Price 20/10/2022 - 19/10/2023: \$1,170,000

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9842 8888



propertydata

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