## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Winifred Street, Nunawading Vic 3131
V

#### Indicative selling price

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

Single price \$930,000

#### Median sale price

Median price	\$1,080,000	Pro	perty Type	louse		Suburb	Nunawading
Period - From	01/01/2020	to	31/03/2020		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

1	68 Roy St DONVALE 3111	\$905,000	18/04/2020
2	354 Springvale Rd DONVALE 3111	\$902,769	07/03/2020
3	8 The Glen DONVALE 3111	\$890,000	22/02/2020

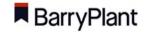
#### OR

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:	28/04/2020 13:17



Date of sale











Property Type: House Land Size: 585 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$930,000 **Median House Price** 

March quarter 2020: \$1,080,000

# Comparable Properties



68 Roy St DONVALE 3111 (REI)





Price: \$905,000 Method: Auction Sale Date: 18/04/2020 Rooms: 6

Property Type: House (Res) Land Size: 665 sqm approx

**Agent Comments** 



354 Springvale Rd DONVALE 3111 (REI)





Price: \$902,769

Method: Sold Before Auction

Date: 07/03/2020 Rooms: 4

Property Type: House (Res) Land Size: 659 sqm approx

Agent Comments



8 The Glen DONVALE 3111 (REI)



Price: \$890,000 Method: Auction Sale Date: 22/02/2020 Rooms: 5

Property Type: House (Res) Land Size: 656 sqm approx

**Agent Comments** 

Account - Barry Plant | P: 03 9842 8888



