

# 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

11 Winifred Street, Nunawading Vic 3131

### Indicative selling price

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

Single price

\$930,000

### Median sale price

Median price

\$1,080,000

Property Type

House

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	Price	Date of sale
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



 4  2  1

**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)**

**Agent Comments**

 3  2  2

**Price:** \$905,000  
**Method:** Auction Sale  
**Date:** 18/04/2020  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 665 sqm approx



**354 Springvale Rd DONVALE 3111 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$902,769  
**Method:** Sold Before Auction  
**Date:** 07/03/2020  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 659 sqm approx



**8 The Glen DONVALE 3111 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$890,000  
**Method:** Auction Sale  
**Date:** 22/02/2020  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx