Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/44-46 Station St, Nunawading Vic 3131

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betweer	\$690,000		&		\$750,000			
Median sale p	rice							
Median price	\$713,000	Pro	operty Type	Unit			Suburb	Nunawading
Period - From	30/11/2019	to	29/11/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	9a Tunstall Av NUNAWADING 3131	\$733,000	25/06/2020
2	2/290 Springfield Rd NUNAWADING 3131	\$715,000	08/08/2020
3	1/59 OShannessy St NUNAWADING 3131	\$711,000	02/06/2020

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:

30/11/2020 11:51







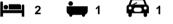


Property Type: Unit Land Size: 132 sqm approx Agent Comments Indicative Selling Price \$690,000 - \$750,000 Median Unit Price 30/11/2019 - 29/11/2020: \$713,000

Comparable Properties



9a Tunstall Av NUNAWADING 3131 (REI/VG)



Price: \$733,000 Method: Private Sale Date: 25/06/2020 Property Type: Unit

> 2/290 Springfield Rd NUNAWADING 3131 (REI/VG)

Agent Comments

Agent Comments



Price: \$715,000 Method: Auction Sale Date: 08/08/2020 Property Type: Unit Land Size: 480 sqm approx



1/59 OShannessy St NUNAWADING 3131 (REI/VG)

Agent Comments

|---| 2 **|---** 1 **|-**--- 1

Price: \$711,000 Method: Private Sale Date: 02/06/2020 Property Type: House (Res) Land Size: 180 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.