

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

6/44-46 Station St, Nunawading Vic 3131

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$713,000

Property Type Unit

Suburb Nunawading

Period - From 30/11/2019

to

29/11/2020

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	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



2 1 1

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)

Agent Comments

2 1 1

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

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

Agent Comments

2 2 2

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