

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

2/4 Busana Way, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$975,000

Property Type Townhouse

Suburb Nunawading

Period - From 15/08/2021

to 14/08/2022

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	2/50 Goodwin St BLACKBURN 3130	\$1,464,500	26/03/2022
2	3/19 Talford St DONCASTER EAST 3109	\$1,400,000	19/05/2022
3	90a Tunstall Rd DONVALE 3111	\$1,301,888	08/03/2022

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:

15/08/2022 12:00



Rooms: rumpus, study

Property Type: Townhouse

Agent Comments

Double garage, no owners corporation

Comparable Properties



2/50 Goodwin St BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,464,500

Method: Auction Sale

Date: 26/03/2022

Property Type: Townhouse (Res)



3/19 Talford St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,400,000

Method: Sold Before Auction

Date: 19/05/2022

Property Type: Townhouse (Res)

Land Size: 212 sqm approx



90a Tunstall Rd DONVALE 3111 (REI/VG)

Agent Comments



Price: \$1,301,888

Method: Sold Before Auction

Date: 08/03/2022

Property Type: Townhouse (Res)

Land Size: 302 sqm approx