## 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	2/4 Busana Way, Nunawading Vic 3131
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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#### Median sale price

Median price	\$975,000	Pro	perty Type	Townl	house		Suburb	Nunawading
Period - From	15/08/2021	to	14/08/2022		Soi	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.

#### Address of comparable property

Add	dress 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 comparableproperties 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





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\$1,300,000 - \$1,400,000 **Median Townhouse Price** 

**Indicative Selling Price** 

15/08/2021 - 14/08/2022: \$975,000

**Agent Comments** 

Agent Comments

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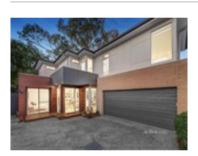


Rooms: rumpus, study Property Type: Townhouse

**Agent Comments** 

Double garage, no owners corporation

# Comparable Properties



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

Price: \$1,464,500

Method: Auction Sale Date: 26/03/2022

Property Type: Townhouse (Res)

3/19 Talford St DONCASTER EAST 3109

(REI/VG)



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)

Price: \$1,301,888

Method: Sold Before Auction

Date: 08/03/2022

Property Type: Townhouse (Res) Land Size: 302 sqm approx

Account - RT Edgar | P: 03 9826 1000



