

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

42 Lindsay Avenue, Nunawading Vic 3131

Indicative selling price

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

Range between

\$820,000

&

\$890,000

Median sale price

Median price

\$1,050,000

Property Type

House

Suburb

Nunawading

Period - From

01/10/2019

to

31/12/2019

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	260 Mitcham Rd MITCHAM 3132	\$900,000	22/12/2019
2	2 Olwen St NUNAWADING 3131	\$880,000	05/10/2019
3	1a Lemon Gr NUNAWADING 3131	\$875,000	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:

20/03/2020 14:51

42 Lindsay Avenue, Nunawading Vic 3131



Daniel Bullen

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Indicative Selling Price

\$820,000 - \$890,000

Median House Price

December quarter 2019: \$1,050,000



3 1 2

Property Type: House

Land Size: 516 sqm approx

Agent Comments

Comparable Properties



260 Mitcham Rd MITCHAM 3132 (VG)

Agent Comments

3 - -

Price: \$900,000

Method: Sale

Date: 22/12/2019

Property Type: House (Res)

Land Size: 620 sqm approx

2 Olwen St NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 2

Price: \$880,000

Method: Private Sale

Date: 05/10/2019

Property Type: House (Res)

Land Size: 596 sqm approx



1a Lemon Gr NUNAWADING 3131 (REI)

Agent Comments

3 2 1

Price: \$875,000

Method: Auction Sale

Date: 22/02/2020

Rooms: 6

Property Type: House (Res)

Account - Jellis Craig | P: (03) 9908 5700



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.