

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

1/18 Betula Avenue, Nunawading Vic 3131

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$850,000

Property Type

Unit

Suburb

Nunawading

Period - From

01/10/2020

to

31/12/2020

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	2/92 Springvale Rd NUNAWADING 3131	\$875,000	17/11/2020
2	28 Sandon Cirt FOREST HILL 3131	\$795,000	08/02/2021
3	1/2 Luckie St NUNAWADING 3131	\$730,000	10/10/2020

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:

10/02/2021 09:07



Property Type: House (Previously Occupied - Detached)

Land Size: 288 sqm approx

Agent Comments

Comparable Properties



2/92 Springvale Rd NUNAWADING 3131 (VG)

Agent Comments



Price: \$875,000

Method: Sale

Date: 17/11/2020

Property Type: Flat/Unit/Apartment (Res)



28 Sandon Cirt FOREST HILL 3131 (REI)

Agent Comments



Price: \$795,000

Method: Sold Before Auction

Date: 08/02/2021

Property Type: House



1/2 Luckie St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 10/10/2020

Rooms: 5

Property Type: Unit

Land Size: 332 sqm approx