



3 1 2

Rooms:

Property Type: Unit

Agent Comments

This recently refreshed single level home caters perfectly to those seeking low maintenance living complemented by superb convenience and accessibility. Resting on a level block with its own title, it's set just 350 metres to shops, cafes and the station.

Comparable Properties



2/8 Short St VERMONT 3133 (REI)

Agent Comments

3 1 2

Price: \$726,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 6

Property Type: Unit



1/229 Springvale Rd NUNAWADING 3131 (REI) **Agent Comments**

3 1 2

Price: \$730,000

Method: Auction Sale

Date: 17/12/2016

Rooms: 4

Property Type: Unit

Land Size: 473 sqm



1/6 Koala Av NUNAWADING 3131 (REI)

Agent Comments

3 1 2

Price: \$810,000

Method: Private Sale

Date: 27/03/2017

Rooms: -

Property Type: Unit

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 West Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$727,500

Unit X

Suburb Nunawading

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/8 Short St VERMONT 3133	\$726,000	25/03/2017
1/229 Springvale Rd NUNAWADING 3131	\$730,000	17/12/2016
1/6 Koala Av NUNAWADING 3131	\$810,000	27/03/2017