McGrath

Grant Lynch 03 9877 1277 0408 110 011 grantlynch@mcgrath.com.au

Indicative Selling Price \$700,000 - \$770,000 **Median Unit Price** Year ending March 2017: \$727,500



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)



Price: \$726,000 Method: Auction Sale Date: 25/03/2017 Rooms: 6

Property Type: Unit

Agent Comments



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







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)





Price: \$810,000 Method: Private Sale Date: 27/03/2017

Rooms: -

Property Type: Unit

Agent Comments

Account - McGrath | P: 03 9877 1277 | F: 03 9878 1613





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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address Including suburb and postcode	6 West Street, Nunawading Vic 3131
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Indicative selling price

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

Range between	\$700,000	&	\$770,000

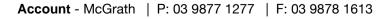
Median sale price

Median price	\$727,500		Unit X	Su	ıburb	Nunawading
Period - From	01/04/2016	to	31/03/2017	Source	REIV	1

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







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