

Kelvin Leong 0451189888 kelvin.leong@vicprop.com.au

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	8 Winchester Road, Nunawading Vic 3131
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,820,000	&	\$2,000,000

Median sale price

Median price	\$1,055,000	Hou	ise X	Unit		Suburb	Nunawading
Period - From	01/04/2018	to	30/06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	2 Pine Ridg DONVALE 3111	\$1,885,000	12/05/2018
2	17 Oshannessy St NUNAWADING 3131	\$1,620,000	30/06/2018
3	21 Outlook Dr NUNAWADING 3131	\$1,600,000	19/06/2018

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.

Account - VICPROP

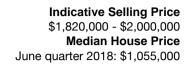




Generated: 16/10/2018 11:44



Kelvin Leong 0451189888 kelvin.leong@vicprop.com.au





5 4 2

Rooms:

Property Type: House (Res) **Land Size:** 827 sqm approx

Agent Comments

Comparable Properties



2 Pine Ridg DONVALE 3111 (REI)

=| 5

— 3

2

Price: \$1,885,000 **Method:** Auction Sale **Date:** 12/05/2018

Rooms: -

Property Type: House (Res) **Land Size:** 812 sqm approx

Agent Comments



17 Oshannessy St NUNAWADING 3131

(REI/VG)



6

Price: \$1,620,000 **Method:** Auction Sale **Date:** 30/06/2018

Rooms: -

Property Type: House Land Size: 610 sqm approx **Agent Comments**



21 Outlook Dr NUNAWADING 3131 (REI/VG)

=3



€ 2

Price: \$1,600,000

Method: Sold Before Auction

Date: 19/06/2018

Rooms: 7

Property Type: House (Res) **Land Size:** 585 sqm approx

Agent Comments

Account - VICPROP





Generated: 16/10/2018 11:44