

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

8 Winchester Road, Nunawading Vic 3131

Indicative selling priceFor 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

House

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.

	Address 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.



5 4 2

Rooms:
Property Type: House (Res)
Land Size: 827 sqm approx
Agent Comments

Indicative Selling Price
\$1,820,000 - \$2,000,000
Median House Price
June quarter 2018: \$1,055,000

Comparable Properties



2 Pine Ridg DONVALE 3111 (REI)

Agent Comments

5 3 2

Price: \$1,885,000
Method: Auction Sale
Date: 12/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 812 sqm approx



17 Oshannessy St NUNAWADING 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$1,620,000
Method: Auction Sale
Date: 30/06/2018
Rooms: -
Property Type: House
Land Size: 610 sqm approx



21 Outlook Dr NUNAWADING 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$1,600,000
Method: Sold Before Auction
Date: 19/06/2018
Rooms: 7
Property Type: House (Res)
Land Size: 585 sqm approx