

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

G02/12 Wood Street Nunawading VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Nunawading

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

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 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

3/8 Mount Pleasant Road Nunawading VIC 3131	\$463,000	07-Dec-19
7/12 Wood Street Nunawading VIC 3131	\$400,000	18-Nov-19
64/264-272 Springvale Road Nunawading VIC 3131	\$455,000	13-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 04 May 2020


**3/8 Mount Pleasant Road
Nunawading VIC 3131**
 2  1  1

 Sold Price **\$463,000** Sold Date **07-Dec-19**

 Distance **0.14km**

**7/12 Wood Street Nunawading VIC
3131**
 2  1  1

 Sold Price ^{RS} **\$400,000** Sold Date **18-Nov-19**

 Distance **0.03km**

**64/264-272 Springvale Road
Nunawading VIC 3131**
 2  1  1

 Sold Price **\$455,000** Sold Date **13-Nov-19**

 Distance **0.92km**
RS = Recent sale

UN = Undisclosed Sale

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