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	Prop	erty type		Unit	Suburb	Nunawading
Period-from	01 May 2019	to	30 Apr 2	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.

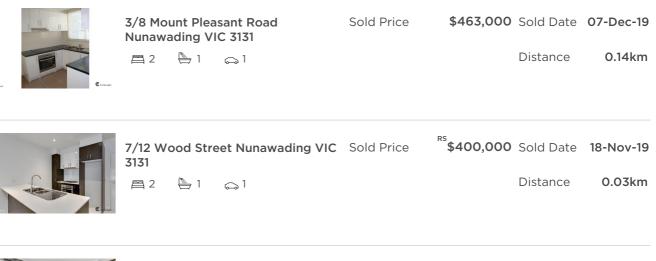
This Statement of Information was prepared on: 04 May 2020



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N.	64/264-272 Springvale Roac Nunawading VIC 3131	Sold Price	\$455,000 Sold Date	13-Nov-19
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RS = Recent sale UN = Undisclosed Sale

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