

## 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

21 Winifred Street Nunawading VIC 3131

### Indicative selling price

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

Single Price

or range  
between

\$880,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$943,000

Property type

House

Suburb

Nunawading

Period-from

01 Mar 2019

to

29 Feb 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

16 Kett Street Nunawading VIC 3131	\$940,000	07-Sep-19
14 Kathleen Street Blackburn North VIC 3130	\$945,200	21-Mar-20
19 Jessie Street Blackburn North VIC 3130	\$943,500	16-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: 30 March 2020



**16 Kett Street Nunawading VIC 3131** Sold Price **\$940,000** Sold Date **07-Sep-19**

 3  1  1

Distance **0.12km**



**14 Kathleen Street Blackburn North VIC 3130** Sold Price <sup>RS</sup> **\$945,200** Sold Date **21-Mar-20**

 3  1  2

Distance **0.17km**



**19 Jessie Street Blackburn North VIC 3130** Sold Price **\$943,500** Sold Date **16-Nov-19**

 3  1  1

Distance **0.34km**



**31 Kett Street Nunawading VIC 3131** Sold Price **\$1,080,000** Sold Date **17-Nov-19**

 3  1  3

Distance **0.15km**



**19 Taronga Court Nunawading VIC 3131** Sold Price **\$870,500** Sold Date **09-Nov-19**

 3  1  2

Distance **0.23km**



**57 Junction Road Blackburn North VIC 3130** Sold Price **\$1,055,000** Sold Date **16-Nov-19**

 3  2  2

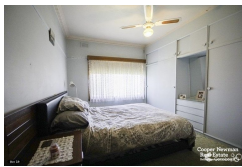
Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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**12 Charles Street Nunawading VIC 3131**
 3  1  2

Sold Price

**\$951,500**

Sold Date

**22-Oct-19**

Distance

**0.47km**

**10 Gladys Street Nunawading VIC 3131**
 3  1  1

Sold Price

**\$926,000**

Sold Date

**30-Nov-19**

Distance

**0.65km**

**3 Slater Avenue Blackburn North VIC 3130**
 3  2  2

Sold Price

**\$870,000**

Sold Date

**19-Oct-19**

Distance

**0.68km**

**24 Slater Avenue Blackburn North VIC 3130**
 3  1  3

Sold Price

- Sold Date

-

Distance

**0.69km**

**2 Olwen Street Nunawading VIC 3131**
 3  1  2

Sold Price

**\$880,000**

Sold Date

**05-Oct-19**

Distance

**0.71km**

**7 Lynne Court Nunawading VIC 3131**
 3  1  1

Sold Price

**\$832,000**

Sold Date

**24-Aug-19**

Distance

**0.71km**

RS = Recent sale

UN = Undisclosed Sale

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