

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 24 Nicholson Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,078,000 House X Unit Suburb Nunawading

Period - From 01/10/2017 to 31/12/2017 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	5 Macedon Ct NUNAWADING 3131	\$1,200,000	28/10/2017
2	30 Junction Rd BLACKBURN NORTH 3130	\$1,120,000	02/08/2017
3	49 Worrell St NUNAWADING 3131	\$1,102,000	16/12/2017

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.



4 1 1

Rooms: 5
Property Type: House
Land Size: 729 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 December quarter 2017: \$1,078,000

Comparable Properties



5 Macedon Ct NUNAWADING 3131 (REI)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 7
Property Type: House (Res)



30 Junction Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 1

Price: \$1,120,000
Method: Private Sale
Date: 02/08/2017
Rooms: -
Property Type: House
Land Size: 722 sqm approx



49 Worrell St NUNAWADING 3131 (REI)

Agent Comments

3 2 1

Price: \$1,102,000
Method: Auction Sale
Date: 16/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 736 sqm approx