

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sal	e
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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
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Median sale price

Median price	\$1,078,000	Hou	ıse 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.

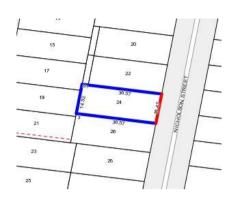
Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





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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)

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Price: \$1,200,000 **Method:** Auction Sale **Date:** 28/10/2017

Rooms: 7

Property Type: House (Res)

Agent Comments



30 Junction Rd BLACKBURN NORTH 3130

(REI)

3





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Price: \$1,120,000 **Method:** Private Sale **Date:** 02/08/2017

Rooms: -

Property Type: House **Land Size:** 722 sqm approx

Agent Comments



49 Worrell St NUNAWADING 3131 (REI)

3







Price: \$1,102,000 **Method:** Auction Sale **Date:** 16/12/2017

Rooms: -

Property Type: House (Res) **Land Size:** 736 sqm approx

Agent Comments

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