

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 1/4 Busana Way, 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)

Range between \$910,000 & \$1,000,000

Median sale price

Median price \$899,000

Property type House

Suburb Nunawading

Period - From 01/07/2019

to

30/09/2019

Source REIV

Comparable property sales

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 15 William St DONVALE 3111	\$1,100,000	06/11/2019
2 21 Kendall St NUNAWADING 3131	\$996,000	12/10/2019
3 2/3 Eastway Ave DONVALE 3111	\$883,000	21/09/2019

This Statement of Information was prepared on: 22/11/2019