

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

4 Beech Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Nunawading

Period - From 01/07/2022 to 30/09/2022 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	29 Crest Gr NUNAWADING 3131	\$938,000	01/10/2022
2	24 Lorikeet St NUNAWADING 3131	\$925,000	06/08/2022
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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.~~

This Statement of Information was prepared on:

29/11/2022 13:35



Property Type:
Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median House Price
September quarter 2022: \$1,150,000

Comparable Properties

29 Crest Gr NUNAWADING 3131 (REI)

Agent Comments



Price: \$938,000
Method:
Date: 01/10/2022
Property Type: House

24 Lorikeet St NUNAWADING 3131 (REI)

Agent Comments



Price: \$925,000
Method:
Date: 06/08/2022
Property Type: House

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 - Barry Plant | P: 03 9842 8888