

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

1/116 Rooks Road, Nunawading

Indicative selling price

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

Single price

\$ 798,000

Median sale price

Median price

\$860,000

Property type

Unit

Suburb

Nunawading

Period - From

JULY21

to

SEPT21

Source

REIV

Comparable property sales

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 1/18 Betula Avenue, Nunawading	\$ 853,500	11/3/21
2 2/34 Victoria Avenue, Mitcham	\$ 870,000	3/9/21
3 18 Simpson Street, Mitcham	\$ 1,150,000	30/10/21

This Statement of Information was prepared on:

6/12/2021

Comparable properties



\$853,500

1/18 Betula Avenue, Nunawading, Victoria

DATE: 11/3/21

PROPERTY TYPE: HOUSE

 3  1
 2  sqm



\$870,000

2/34 Victoria Avenue, Mitcham, Victoria

DATE: 3/9/21

PROPERTY TYPE: HOUSE

 3  1
 2  sqm



\$1,150,000

18 Simpson Street, Mitcham, Victoria

DATE: 30//10/21

PROPERTY TYPE: HOUSE

 3  2
 1  sqm x

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Our Difference



Average of only 21 days on market



We pay your marketing fees



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