

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

7 Zander Avenue 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)

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,140,000

Property type

House

Suburb

Nunawading

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

2 Erskine Street Nunawading VIC 3131	\$1,315,000	28-Aug-21
3 Marchiori Road Blackburn North VIC 3130	\$1,250,000	24-Aug-21

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 6 months.

This Statement of Information was prepared on: 27 September 2021



2 Erskine Street Nunawading VIC 3131

Sold Price ^{RS} **\$1,315,000** ^{UN} Sold Date **28-Aug-21**

 5  2  1

Distance **1.88km**



3 Marchiori Road Blackburn North VIC 3130

Sold Price ^{RS} **\$1,250,000** Sold Date **24-Aug-21**

 3  2  1

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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