
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

7A Alern Court, Nunawading

Indicative selling price

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

\$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,242,000

House

x

Suburb Nunawading

Period - From 18/11/2016 to 18/05/2017

Source REIV propertydata.com.au

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. 47A Nicholson Street, Nunawading	\$1,264,500	13/05/2017
2. 19 Evandale Avenue, Nunawading	\$1,235,000	01/12/2016
3. 1/185 Central Road, Nunawading	\$1,242,000	22/02/2017