

# 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

13 Gladys Street, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$990,000 & \$1,080,000

### Median sale price

Median price \$1,250,000 Property Type House Suburb Nunawading

Period - From 04/02/2021 to 03/02/2022 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	276 Springfield Rd NUNAWADING 3131	\$1,080,000	07/12/2021
2	9 Darvall St DONVALE 3111	\$1,050,000	05/11/2021
3	7 Mountfield Rd MITCHAM 3132	\$1,000,000	23/11/2021

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:

04/02/2022 11:18



 3  1  1

**Property Type:** House  
**Land Size:** 670 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$990,000 - \$1,080,000  
**Median House Price**  
04/02/2021 - 03/02/2022: \$1,250,000

## Comparable Properties



**276 Springfield Rd NUNAWADING 3131 (REI/VG)**

**Agent Comments**

 4  2  4

**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 07/12/2021  
**Property Type:** House  
**Land Size:** 691 sqm approx



**9 Darvall St DONVALE 3111 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,050,000  
**Method:** Sold Before Auction  
**Date:** 05/11/2021  
**Property Type:** House (Res)  
**Land Size:** 687 sqm approx



**7 Mountfield Rd MITCHAM 3132 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 23/11/2021  
**Property Type:** House  
**Land Size:** 584 sqm approx