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	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$990,000		&		\$1,080,000			
Median sale p	rice							
Median price	\$1,250,000	Pro	operty Type	Hou	se		Suburb	Nunawading
Period - From	04/02/2021	to	03/02/2022	!	So	urce	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.

Ade	dress 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



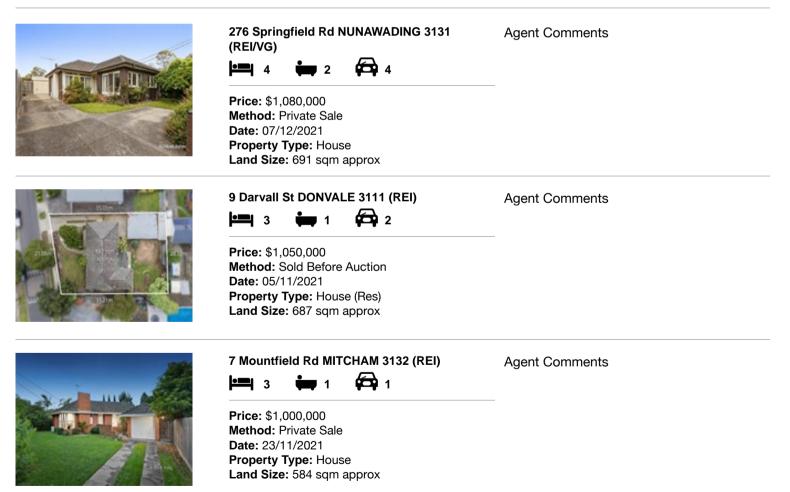






Property Type: House Land Size: 670 sqm approx Agent Comments Indicative Selling Price \$990,000 - \$1,080,000 Median House Price 04/02/2021 - 03/02/2022: \$1,250,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



propertydata

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