

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 Eliza Court, Nunawading Vic 3131

Indicative selling price

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

Range between \$940,000 & \$980,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Nunawading

Period - From 01/10/2019 to 31/12/2019 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	5 Russell St NUNAWADING 3131	\$963,000	13/11/2019
2	3 Stephen Ct NUNAWADING 3131	\$950,000	14/12/2019
3	54 Junction Rd BLACKBURN NORTH 3130	\$943,000	10/12/2019

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:

11/02/2020 10:28



Property Type:
Agent Comments

Indicative Selling Price
\$940,000 - \$980,000
Median House Price
December quarter 2019: \$1,050,000

Comparable Properties



5 Russell St NUNAWADING 3131 (REI)

Agent Comments



Price: \$963,000
Method: Private Sale
Date: 13/11/2019
Property Type: House
Land Size: 625 sqm approx



3 Stephen Ct NUNAWADING 3131 (REI)

Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 14/12/2019
Property Type: House (Res)
Land Size: 764 sqm approx



54 Junction Rd BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$943,000
Method: Private Sale
Date: 10/12/2019
Property Type: House
Land Size: 573 sqm approx