

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

113 JUNCTION ROAD, NUNAWADING, VIC 3131

### Indicative selling price

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

Price Range: \$950,000 to \$1,045,000

### Median sale price

Median price \$1,056,000

House

Unit

Suburb NUNAWADING

Period 01 January 2017 to 31 December 2017

Source



### 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 BRIAN ST, MITCHAM, VIC 3132	*\$985,000	17/02/2018
72 SURREY RD, BLACKBURN NORTH, VIC 3130	**\$990,000	16/02/2018
208 CENTRAL RD, NUNAWADING, VIC 3131	\$1,000,000	04/11/2017