



Tim Siatos
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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

6 Dunlavin Road Nunawading VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$860,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

*House

X

*Unit

Suburb

Nunawading

Period-from

01 Jul 2018

to

30 Jun 2019

Source

Corelogic

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 6 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

6 Susanne Avenue Nunawading VIC 3131	\$865,000	02-Mar-19
7 Agra Street Mitcham VIC 3132	\$880,000	15-May-19
33 Creek Road Mitcham VIC 3132	\$880,000	27-Mar-19

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 6 months.~~

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6 Susanne Avenue Nunawading VIC 3131

Sold Price

\$865,000

Sold Date

02-Mar-19

3 1 1

Distance

1.23km



7 Agra Street Mitcham VIC 3132

Sold Price

\$880,000

Sold Date

15-May-19

3 1 1

Distance

1.32km



33 Creek Road Mitcham VIC 3132

Sold Price

Sold Date

27-Mar-19

2 1 2

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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