

## 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

3 Browns 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

Other

Suburb

Nunawading

Period-from

01 Apr 2020

to

31 Mar 2021

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 1/11 Luckie Street Nunawading VIC 3131 | \$550,000 | 18-Dec-20 |
| 2A Andrew Street Vermont VIC 3133      | \$574,000 | 26-Nov-20 |
| 2/1 Jilmax Court Forest Hill VIC 3131  | \$596,500 | 27-Mar-21 |

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.~~

This Statement of Information was prepared on: 23 April 2021



**1/11 Luckie Street Nunawading VIC 3131**

Sold Price

**\$550,000**

Sold Date

**18-Dec-20**

 2

 1

 1

Distance

**1.83km**



**2A Andrew Street Vermont VIC 3133**

Sold Price

**\$574,000**

Sold Date

**26-Nov-20**

 2

 1

 1

Distance

**1.89km**



**2/1 Jilmax Court Forest Hill VIC 3131**

Sold Price

<sup>RS</sup> **\$596,500**

Sold Date

**27-Mar-21**

 2

 1

 1

Distance

**1.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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