

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 28 Olwen Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,050,000 House Unit Suburb Nunawading

Period - From 01/10/2016 to 30/09/2017 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	31 Olwen St NUNAWADING 3131	\$1,100,000	01/07/2017
2	58 Mount Pleasant Rd NUNAWADING 3131	\$1,060,000	26/08/2017
3	8 Olwen St NUNAWADING 3131	\$1,002,000	08/07/2017

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.



4 1 0

Rooms:
Property Type: House (Res)
Land Size: 603 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 Year ending September 2017: \$1,050,000

Comparable Properties



31 Olwen St NUNAWADING 3131 (REI)

Agent Comments

4 2 3

Price: \$1,100,000
Method: Auction Sale
Date: 01/07/2017
Rooms: 7
Property Type: House (Res)



58 Mount Pleasant Rd NUNAWADING 3131 (REI)

Agent Comments

3 1 2

Price: \$1,060,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 4
Property Type: House (Res)



8 Olwen St NUNAWADING 3131 (REI)

Agent Comments

3 1 2

Price: \$1,002,000
Method: Auction Sale
Date: 08/07/2017
Rooms: 5
Property Type: House (Res)