

# 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

46 Oshannessy Street, Nunawading Vic 3131

### Indicative selling price

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

Range between \$900,000

&

\$975,000

### Median sale price

Median price \$850,000

Property Type Unit

Suburb Nunawading

Period - From 01/10/2020

to 31/12/2020

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.

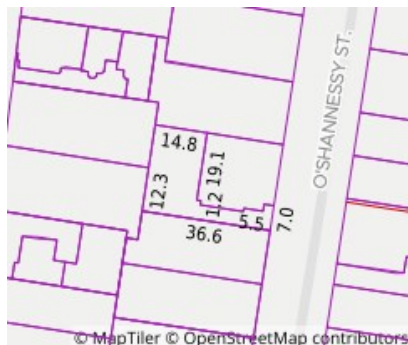
	Address of comparable property	Price	Date of sale
1	24 Tasman Av NUNAWADING 3131	\$1,000,000	27/02/2021
2	3/210 Central Rd NUNAWADING 3131	\$913,000	16/01/2021
3	5/46 Lorikeet St NUNAWADING 3131	\$871,000	13/02/2021

**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:

06/03/2021 19:40



**Property Type:** House  
**Land Size:** 467 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$975,000  
**Median Unit Price**  
December quarter 2020: \$850,000

## Comparable Properties



**24 Tasman Av NUNAWADING 3131 (REI)**

**Agent Comments**



**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 27/02/2021  
**Property Type:** House (Res)  
**Land Size:** 278 sqm approx



**3/210 Central Rd NUNAWADING 3131 (REI/VG)**

**Agent Comments**



**Price:** \$913,000  
**Method:** Auction Sale  
**Date:** 16/01/2021  
**Property Type:** Unit  
**Land Size:** 297 sqm approx



**5/46 Lorikeet St NUNAWADING 3131 (REI)**

**Agent Comments**



**Price:** \$871,000  
**Method:** Auction Sale  
**Date:** 13/02/2021  
**Property Type:** Unit  
**Land Size:** 311 sqm approx