## 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

1/9 Brae Grove, Nunawading Vic 3131

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$470,000		&		\$510,000			
Median sale pr	rice							
Median price	\$801,000	Pro	operty Type	Unit			Suburb	Nunawading
Period - From	01/04/2022	to	30/06/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/84 Mount Pleasant Rd NUNAWADING 3131	\$534,999	02/03/2022
2	6/251 Springfield Rd NUNAWADING 3131	\$460,000	11/07/2022
3			

OR

**B**<sup>\*</sup> 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:

20/07/2022 10:54









Property Type: Unit Land Size: 82 sqm approx Agent Comments Indicative Selling Price \$470,000 - \$510,000 Median Unit Price June quarter 2022: \$801,000

# **Comparable Properties**



2/84 Mount Pleasant Rd NUNAWADING 3131 Agent Comments (VG)



Price: \$534,999 Method: Sale Date: 02/03/2022 Property Type: Strata Unit/Flat



6/251 Springfield Rd NUNAWADING 3131 (REI) Agent Comments



Price: \$460,000 Method: Private Sale Date: 11/07/2022 Property Type: Unit

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.

#### Account - Philip Webb

property



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