

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 consumer.vic.gov.au/underquoting

Range between \$470,000

&

\$510,000

Median sale price

Median price \$801,000

Property Type Unit

Suburb Nunawading

Period - From 01/04/2022

to

30/06/2022

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	2/84 Mount Pleasant Rd NUNAWADING 3131	\$534,999	02/03/2022
2	6/251 Springfield Rd NUNAWADING 3131	\$460,000	11/07/2022
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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:

20/07/2022 10:54



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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 (VG)

Agent Comments

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



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

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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.