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^{*} 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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