

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

36 Lorikeet Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$890,000 & \$979,000

Median sale price

Median price \$1,035,000 Property Type House Suburb Nunawading

Period - From 01/10/2019 to 30/09/2020 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	37 Nicholson St NUNAWADING 3131	\$1,000,000	05/08/2020
2	11 Lorikeet St NUNAWADING 3131	\$960,000	28/04/2020
3	13 Nicholson St NUNAWADING 3131	\$900,000	09/05/2020

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:

19/10/2020 12:29



4 1 2

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



37 Nicholson St NUNAWADING 3131 (REI)

Agent Comments

4 2 2

Price: \$1,000,000

Method: Private Sale

Date: 05/08/2020

Property Type: House

Land Size: 700 sqm approx



11 Lorikeet St NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 -

Price: \$960,000

Method: Private Sale

Date: 28/04/2020

Property Type: House

Land Size: 545 sqm approx



13 Nicholson St NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 1

Price: \$900,000

Method: Auction Sale

Date: 09/05/2020

Rooms: 7

Property Type: House (Res)

Land Size: 627 sqm approx