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	16 Taronga Court, Nunawading Vic 3131
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,120,000

Median sale price

Median price \$1,050,0	00 Pr	operty Type	ouse	Subur	b Nunawading
Period - From 01/10/20	19 to	31/12/2019	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		Price	Date of sale
1	14 Lilac Ct BLACKBURN NORTH 3130	\$1,118,000	07/03/2020
2	85 Junction Rd NUNAWADING 3131	\$1,105,000	21/11/2019
3	14 Ashwood Dr NUNAWADING 3131	\$1,080,000	04/12/2019

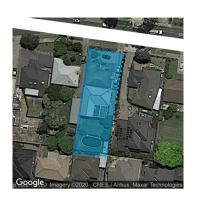
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/03/2020 11:55









Rooms: 7

Property Type: House Land Size: 757 sqm approx

Agent Comments

Indicative Selling Price \$1,120,000 **Median House Price**

December quarter 2019: \$1,050,000

Comparable Properties



14 Lilac Ct BLACKBURN NORTH 3130 (REI)



Price: \$1,118,000 Method: Auction Sale Date: 07/03/2020 Rooms: 5

Property Type: House (Res) Land Size: 760 sqm approx

Agent Comments



85 Junction Rd NUNAWADING 3131 (REI/VG)





Price: \$1,105,000

Method: Sold Before Auction

Date: 21/11/2019

Rooms: 7

Property Type: House (Res) Land Size: 711 sqm approx

Agent Comments



14 Ashwood Dr NUNAWADING 3131 (REI/VG)

Method: Sold Before Auction

Date: 04/12/2019

Rooms: 6

Property Type: House (Res) Land Size: 602 sqm approx

Agent Comments





