

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

16 Taronga Court, Nunawading Vic 3131

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

\$1,050,000

Property Type

House

Suburb

Nunawading

Period - From

01/10/2019

to

31/12/2019

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	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 comparable properties 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)

Agent Comments



Price: \$1,118,000
Method: Auction Sale
Date: 07/03/2020
Rooms: 5
Property Type: House (Res)
Land Size: 760 sqm approx



85 Junction Rd NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$1,105,000
Method: Sold Before Auction
Date: 21/11/2019
Rooms: 7
Property Type: House (Res)
Land Size: 711 sqm approx



14 Ashwood Dr NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$1,080,000
Method: Sold Before Auction
Date: 04/12/2019
Rooms: 6
Property Type: House (Res)
Land Size: 602 sqm approx