

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

40 Efron Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,055,000 Property Type House Suburb Nunawading

Period - From 04/05/2020 to 03/05/2021 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	5 Newman Rd NUNAWADING 3131	\$906,000	27/02/2021
2	29a Crest Gr NUNAWADING 3131	\$880,000	23/12/2020
3	12 Beaufort St MITCHAM 3132	\$865,000	27/02/2021

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:

04/05/2021 13:59



3 1 2

Rooms: 6

Property Type: House (Res)

Land Size: 432 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

04/05/2020 - 03/05/2021: \$1,055,000

Comparable Properties



5 Newman Rd NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 2

Price: \$906,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 276 sqm approx



29a Crest Gr NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 1

Price: \$880,000

Method: Private Sale

Date: 23/12/2020

Rooms: 5

Property Type: House

Land Size: 239 sqm approx



12 Beaufort St MITCHAM 3132 (REI/VG)

Agent Comments

3 1 1

Price: \$865,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 393 sqm approx