

# 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

21 Efron Street, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$899,000

Property Type House

Suburb Nunawading

Period - From 01/10/2018

to

30/09/2019

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	21 Slater Av BLACKBURN NORTH 3130	\$1,180,000	26/10/2019
2	4 Austin St MITCHAM 3132	\$1,040,000	05/11/2019
3	17 Mountain View Rd NUNAWADING 3131	\$1,038,888	12/10/2019

**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:

19/11/2019 10:47



 4  2  2

**Property Type:** House

**Land Size:** 606 sqm approx

Agent Comments

## Comparable Properties



**21 Slater Av BLACKBURN NORTH 3130 (REI)**

Agent Comments

 4  1  2

**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Rooms:** 6

**Property Type:** House (Res)



**4 Austin St MITCHAM 3132 (REI)**

Agent Comments

 3  1  2

**Price:** \$1,040,000

**Method:** Sold Before Auction

**Date:** 05/11/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 666 sqm approx



**17 Mountain View Rd NUNAWADING 3131 (REI)**

Agent Comments

 7  2  1

**Price:** \$1,038,888

**Method:** Sold Before Auction

**Date:** 12/10/2019

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 665 sqm approx