

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

31 Betula Avenue, Nunawading Vic 3131

Indicative selling price

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

Range between \$890,000 & \$960,000

Median sale price

Median price \$1,132,000 Property Type House Suburb Nunawading

Period - From 01/10/2020 to 31/12/2020 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	74 Betula Av VERMONT 3133	\$999,000	23/01/2021
2	19 Beddoe Rd VERMONT 3133	\$913,300	18/10/2020
3	53 Vanbrook St FOREST HILL 3131	\$905,000	06/10/2020

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:

27/01/2021 14:29



Property Type: House

Land Size: 590 sqm approx

Agent Comments

Comparable Properties



74 Betula Av VERMONT 3133 (REI)

Agent Comments



Price: \$999,000

Method: Auction Sale

Date: 23/01/2021

Property Type: House (Res)

Land Size: 663 sqm approx



19 Beddoe Rd VERMONT 3133 (REI/VG)

Agent Comments



Price: \$913,300

Method: Private Sale

Date: 18/10/2020

Property Type: House

Land Size: 614 sqm approx



53 Vanbrook St FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$905,000

Method: Private Sale

Date: 06/10/2020

Property Type: House

Land Size: 630 sqm approx