

## 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

13 Busana Way, 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 \$900,000

&

\$990,000

#### Median sale price

Median price \$1,100,000

House

X

Unit

Suburb Nunawading

Period - From 01/04/2017

to

31/03/2018

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	143 Junction Rd NUNAWADING 3131	\$986,000	21/03/2018
2	22 Crest Gr NUNAWADING 3131	\$945,000	26/05/2018
3	19 Cyprus Av NUNAWADING 3131	\$930,000	14/04/2018

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.



**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 597 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median House Price**  
Year ending March 2018: \$1,100,000

## Comparable Properties



**143 Junction Rd NUNAWADING 3131 (REI/VG)** **Agent Comments**



**Price:** \$986,000  
**Method:** Sold After Auction  
**Date:** 21/03/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 631 sqm approx



**22 Crest Gr NUNAWADING 3131 (REI)**

**Agent Comments**



**Price:** \$945,000  
**Method:** Auction Sale  
**Date:** 26/05/2018  
**Rooms:** 5  
**Property Type:** House (Res)



**19 Cyprus Av NUNAWADING 3131 (REI/VG)**

**Agent Comments**



**Price:** \$930,000  
**Method:** Auction Sale  
**Date:** 14/04/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 581 sqm approx