

Terry Burgoyne 0404 842 771 tburgoyne@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address Including suburb and postcode	13 Busana Way, Nunawading Vic 3131
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Indicative selling price

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

Range between	\$900,000	&	\$990,000
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Median sale price

Median price	\$1,100,000	Hou	ıse 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.

Add	dress 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

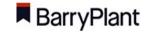
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9842 8888





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





Agent Comments

Comparable Properties



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

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Price: \$986,000

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Method: Sold After Auction

Date: 21/03/2018 **Rooms:** 5

Property Type: House Land Size: 631 sqm approx



22 Crest Gr NUNAWADING 3131 (REI)

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Price: \$945,000 Method: Auction Sale Date: 26/05/2018 Rooms: 5

Property Type: House (Res)

Agent Comments



19 Cyprus Av NUNAWADING 3131 (REI/VG)

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Price: \$930,000 Method: Auction Sale Date: 14/04/2018 Rooms: 6

Property Type: House (Res) Land Size: 581 sqm approx

Agent Comments

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