

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

30 Crest Grove, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$899,000

Property Type House

Suburb Nunawading

Period - From 01/07/2019

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	12 Erskine St NUNAWADING 3131	\$1,700,000	08/12/2019
2	17 Milton St NUNAWADING 3131	\$1,690,000	07/12/2019
3	2 Lucknow Ct MITCHAM 3132	\$1,605,000	07/12/2019

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:

13/01/2020 15:27



 5  3  2

Property Type: House (Res)

Land Size: 667 sqm approx

Agent Comments

Comparable Properties



12 Erskine St NUNAWADING 3131 (REI)

Agent Comments

 4  2  2

Price: \$1,700,000

Method: Auction Sale

Date: 08/12/2019

Rooms: 7

Property Type: House (Res)

Land Size: 703 sqm approx



17 Milton St NUNAWADING 3131 (REI)

Agent Comments

 4  2  1

Price: \$1,690,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)

Land Size: 664 sqm approx



2 Lucknow Ct MITCHAM 3132 (REI)

Agent Comments

 4  3  1

Price: \$1,605,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)

Land Size: 620 sqm approx