



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
Year ending March 2017: \$990,000

Comparable Properties



12 Tasman Av NUNAWADING 3131 (REI)

Agent Comments



Price: \$895,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 621 sqm



6 Kett St NUNAWADING 3131 (REI)

Agent Comments



Price: \$864,500
Method: Auction Sale
Date: 11/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 600 sqm



3/1 West St NUNAWADING 3131 (REI)

Agent Comments



Price: \$750,000
Method: Auction Sale
Date: 12/11/2016
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 299 sqm

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 1/23 Kett Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$990,000

House X

Suburb Nunawading

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
12 Tasman Av NUNAWADING 3131	\$895,000	25/03/2017
6 Kett St NUNAWADING 3131	\$864,500	11/03/2017
3/1 West St NUNAWADING 3131	\$750,000	12/11/2016