

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 WINIFRED STREET NUNAWADING VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,299,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,188,000

Property type

House

Suburb

Nunawading

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

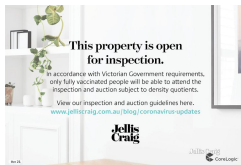
Date of sale

2 TUNSTALL AVENUE NUNAWADING VIC 3131	1295000	27-Nov-21
3 BRAHAM STREET DONVALE VIC 3111	1280000	24-Mar-22
36 SLATER AVENUE BLACKBURN NORTH VIC 3130	1300000	14-Nov-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 07 May 2022


**2 TUNSTALL AVENUE
NUNAWADING VIC 3131**
 3  2  2

Sold Price

1295000

Sold Date

27-Nov-21

Distance

1.23km

**3 BRAHAM STREET DONVALE VIC
3111**
 3  1  2

Sold Price

^{RS} **1280000** ^{UN}

Sold Date

24-Mar-22

Distance

0.89km

**36 SLATER AVENUE BLACKBURN
NORTH VIC 3130**
 3  1  1

Sold Price

1300000

Sold Date

14-Nov-21

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.