

.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 1/36 McCulloch 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 \$* or range between \$750,000 & \$825,000

Median sale price

Median price \$787,000 Property type Unit Suburb Nunawading

Period - From 1/10/2019 to 31/12/2019 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
3/377 Mitcham Road, MITCHAM 3132	\$779,200	29/2/2020
2/18 Ellison Street, BLACKBURN 3130	\$752,000	2/11/2019
4/36 Brunswick Road, MITCHAM	\$750,000	9/12/2019

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: 25/03/2020 15:46



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
December quarter 2019: \$787,000

Comparable Properties



3/377 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$779,200
Method: Auction Sale
Date: 29/02/2020
Property Type: Unit

2/18 Ellison St BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$752,000
Method: Auction Sale
Date: 02/11/2019
Property Type: Unit



4/36 Brunswick Rd MITCHAM 3132 (VG)

Agent Comments



Price: \$750,000
Method: Sale
Date: 09/12/2019
Property Type: Strata Unit/Flat