

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

2/38 Efron Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,195,000

House

X

Unit

Suburb Nunawading

Period - From 01/04/2017

to 30/06/2017

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	47 Nicholson St NUNAWADING 3131	\$1,250,000	03/07/2017
2	4/38 Efron St NUNAWADING 3131	\$1,090,000	26/06/2017
3	9/21 Doncaster East Rd MITCHAM 3132	\$973,000	12/08/2017

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.~~



 4  2  2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Comparable Properties



47 Nicholson St NUNAWADING 3131 (REI)

Agent Comments

 4  3  2

Price: \$1,250,000
Method: Private Sale
Date: 03/07/2017
Rooms: 7
Property Type: House (Res)
Land Size: 300 sqm approx



4/38 Efron St NUNAWADING 3131 (REI)

Agent Comments

 4  2  2

Price: \$1,090,000
Method: Private Sale
Date: 26/06/2017
Rooms: -
Property Type: Townhouse (Res)



9/21 Doncaster East Rd MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$973,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 323 sqm approx