Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

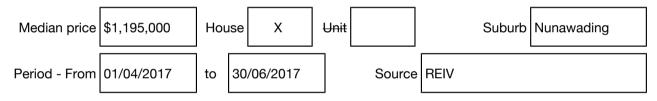
8 Efron Street, Nunawading Vic 3131
8 E

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



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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: Property Type: Townhouse (Res) Agent Comments

Luke Banitsiotis 03 9894 1000 0402 261 116 lbanitsiotis@woodards.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** June quarter 2017: \$1,195,000



47 Nicholson St NUNAWADING 3131 (REI)



Rooms: 7 Land Size: 300 sqm approx

Price: \$1,250,000 Method: Private Sale Date: 03/07/2017 Property Type: House (Res)

4/38 Efron St NUNAWADING 3131 (REI)



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



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

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Agent Comments

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