

## 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

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Unit  Suburb   
 Period - From  to  Source

#### 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	3/29 Mount Pleasant Rd NUNAWADING 3131	\$676,000	08/07/2017
2	1/46 Efron St NUNAWADING 3131	\$680,000	16/06/2017
3	2/31 Wood St NUNAWADING 3131	\$740,000	04/04/2017

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.



2   1   1

**Rooms:** 4

**Property Type:** Unit

Agent Comments

## Comparable Properties



**3/29 Mount Pleasant Rd NUNAWADING 3131 (REI)**

Agent Comments

2   1   1

**Price:** \$676,000

**Method:** Auction Sale

**Date:** 08/07/2017

**Rooms:** 4

**Property Type:** Unit



**1/46 Efron St NUNAWADING 3131 (REI)**

Agent Comments

2   1   1

**Price:** \$680,000

**Method:** Private Sale

**Date:** 16/06/2017

**Rooms:** -

**Property Type:** Unit

**2/31 Wood St NUNAWADING 3131 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$740,000

**Method:** Sold Before Auction

**Date:** 04/04/2017

**Rooms:** -

**Property Type:** Unit

**Land Size:** 432 sqm approx