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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending March 2017: \$990,000



4 2 2

Rooms:

Property Type: House (Res)

Land Size: 730 sqm

Agent Comments

Blending classic charm with contemporary style, this single level full brick residence offers seamless integration of indoor/outdoor living zones. It's conveniently set in coveted tree lined street, a stroll to shops, parks, Nunawading station and buses.

Comparable Properties



1 Doncaster East Rd MITCHAM 3132 (REI)

Agent Comments

4 2 2

Price: \$1,241,000

Method: Auction Sale

Date: 27/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 656 sqm



3 Oliver Av BLACKBURN 3130 (REI)

Agent Comments

4 2 2

Price: \$1,395,000

Method: Private Sale

Date: 14/03/2017

Rooms: 7

Property Type: House (Res)

Land Size: 788 sqm



39 Woodhall Wynd DONVALE 3111 (REI)

Agent Comments

4 2 2

Price: \$1,400,000

Method: Private Sale

Date: 10/04/2017

Rooms: 8

Property Type: House (Res)

Land Size: 700 sqm

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

18 Nicholson Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$990,000

House X

Suburb Nunawading

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 Doncaster East Rd MITCHAM 3132	\$1,241,000	27/05/2017
3 Oliver Av BLACKBURN 3130	\$1,395,000	14/03/2017
39 Woodhall Wynd DONVALE 3111	\$1,400,000	10/04/2017