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4 2 2

Rooms:
Property Type: House
Land Size: 685 sqm

Agent Comments

This rendered brick family home has been recently renovated, boasting contemporary style with an enviable entertainers' deck. Situated in a cul-de-sac with easy Eastlink access yet separated by parkland, it offers a quick trip to CBD and private schools.

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending March 2017: \$990,000

Comparable Properties



4 Solar Ct NUNAWADING 3131 (REI)

Agent Comments

4 2 2

Price: \$1,170,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 7
Property Type: House



1 Diana Dr BLACKBURN NORTH 3130 (REI)

Agent Comments

4 2 1

Price: \$1,280,000
Method: Sold Before Auction
Date: 16/06/2017
Rooms: 10
Property Type: House (Res)
Land Size: 797 sqm



4 Endeavour St MITCHAM 3132 (REI)

Agent Comments

5 2 2

Price: \$1,295,000
Method: Private Sale
Date: 06/04/2017
Rooms: 10
Property Type: House (Res)
Land Size: 533 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

8 Suffolk Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

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
4 Solar Ct NUNAWADING 3131	\$1,170,000	18/03/2017
1 Diana Dr BLACKBURN NORTH 3130	\$1,280,000	16/06/2017
4 Endeavour St MITCHAM 3132	\$1,295,000	06/04/2017