

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY OFFERED FOR SALE

2 / 11 RUSSELL STREET, NUNAWADING VIC 3131

Indicative selling price

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

Single price \$* or range between &

Median sale price

Median price *House *unit Suburb or locality
Period - From to Source

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six month 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. 4 Menck Street, Nunawading Vic 3131	\$903,000	16 Sep 2017
2. 2/116 Springvale Road, Nunawading Vic 3131	\$905,000	23 Sep 2017
3. 2/31 Shady Grove, Nunawading Vic 3131	\$950,000	21 Jul 2017