

#### 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	4 Lower Court, Nunawading Vic 3131
Including suburb and	-
postcode	

#### Indicative selling price

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

Range between	\$865,000	&	\$895,000

#### Median sale price

Median price	\$1,060,000	Hou	ıse X	Unit		Suburb	Nunawading
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

#### 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 1 129 Purches St VERMONT 3133 \$880,000 06/12/2017 2 79 Husband Rd FOREST HILL 3131 \$880,000 03/02/2018 3 3 Oak Ct MITCHAM 3132 \$877,000 16/09/2017

#### OR

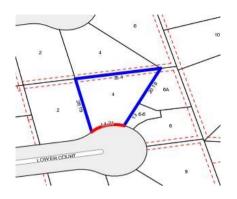
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Rooms:

Property Type: House (Res) Land Size: 654 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$865,000 - \$895,000 **Median House Price** Year ending December 2017: \$1,060,000

### Comparable Properties

129 Purches St VERMONT 3133 (REI)





Price: \$880,000 Method: Private Sale Date: 06/12/2017

Rooms: -

Property Type: House (Res)

**Agent Comments** 



79 Husband Rd FOREST HILL 3131 (REI)







Price: \$880,000 Method: Auction Sale Date: 03/02/2018

Rooms: 4

Property Type: House (Res) Land Size: 587 sqm approx

Agent Comments

3 Oak Ct MITCHAM 3132 (REI/VG)



Price: \$877,000 Method: Auction Sale Date: 16/09/2017

Rooms: -

Property Type: House

Agent Comments

Account - MJ Docking & Assocs | P: (03) 8877 7022 | F: (03) 9874 3062





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