

## 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	4 Lower Court, Nunawading Vic 3131
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#### Indicative selling price

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

Range between	\$865,000	&	\$895,000
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#### Median sale price

Median price	\$1,060,000	House	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.



3   1   1

**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)

**Agent Comments**

3   1   -

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 06/12/2017  
**Rooms:** -  
**Property Type:** House (Res)



79 Husband Rd FOREST HILL 3131 (REI)

**Agent Comments**

3   1   3

**Price:** \$880,000  
**Method:** Auction Sale  
**Date:** 03/02/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 587 sqm approx

3 Oak Ct MITCHAM 3132 (REI/VG)

**Agent Comments**

3   2   1

**Price:** \$877,000  
**Method:** Auction Sale  
**Date:** 16/09/2017  
**Rooms:** -  
**Property Type:** House