

# 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

13 Nicholson Street, 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 

\$840,000
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 & 

\$924,000
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### Median sale price

Median price 

\$980,000
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 Property Type 

House
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 Suburb 

Nunawading
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Period - From 

01/04/2019
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 to 

31/03/2020
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 Source 

REIV
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### 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	354 Springvale Rd DONVALE 3111	\$902,769	07/03/2020
2	19 Taronga Ct NUNAWADING 3131	\$870,500	09/11/2019
3	26 Outlook Dr NUNAWADING 3131	\$840,000	19/03/2020

**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.~~

This Statement of Information was prepared on: 

01/04/2020 13:28
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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 627 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$840,000 - \$924,000  
**Median House Price**  
 01/04/2019 - 31/03/2020: \$980,000

## Comparable Properties



**354 Springvale Rd DONVALE 3111 (REI)**

Agent Comments



**Price:** \$902,769  
**Method:** Sold Before Auction  
**Date:** 07/03/2020  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 659 sqm approx



**19 Taronga Ct NUNAWADING 3131 (REI/VG)**

Agent Comments



**Price:** \$870,500  
**Method:** Auction Sale  
**Date:** 09/11/2019  
**Property Type:** House (Res)  
**Land Size:** 740 sqm approx



**26 Outlook Dr NUNAWADING 3131 (REI)**

Agent Comments



**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 19/03/2020  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 586 sqm approx