

# 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

1/3 Tasman Avenue, Nunawading Vic 3131

### Indicative selling price

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

Range between \$780,000 & \$830,000

### Median sale price

Median price \$715,000 Property Type Unit Suburb Nunawading

Period - From 01/07/2023 to 30/09/2023 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.

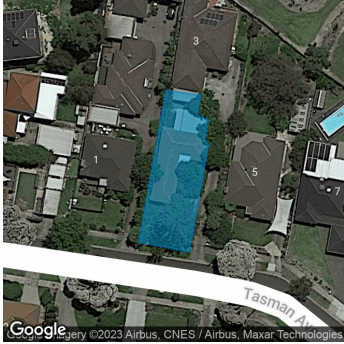
	Address of comparable property	Price	Date of sale
1	2/95 Springvale Rd NUNAWADING 3131	\$800,000	04/09/2023
2	7/24-26 Springvale Rd NUNAWADING 3131	\$757,500	05/07/2023
3	10/5 Nicoll St NUNAWADING 3131	\$700,000	23/06/2023

**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:

10/11/2023 10:04



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**Property Type:** Unit  
**Land Size:** 380 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$780,000 - \$830,000  
**Median Unit Price**  
September quarter 2023: \$715,000

## Comparable Properties



**2/95 Springvale Rd NUNAWADING 3131 (REI)**   **Agent Comments**

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**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 04/09/2023  
**Property Type:** Unit  
**Land Size:** 331 sqm approx



**7/24-26 Springvale Rd NUNAWADING 3131 (REI)**   **Agent Comments**

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**Price:** \$757,500  
**Method:** Sold Before Auction  
**Date:** 05/07/2023  
**Property Type:** Unit



**10/5 Nicoll St NUNAWADING 3131 (REI/VG)**   **Agent Comments**

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**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 23/06/2023  
**Property Type:** Unit

**Account - Barry Plant** | P: 03 9842 8888