# 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

10 Newman Road, Nunawading Vic 3131

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,050,000		&		\$1,155,000				
Median sale price									
Median price	\$1,050,000	Pro	operty Type	Том	nhouse/		Suburb	Nunawading	
Period - From	06/02/2023	to	05/02/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1/7 Luckie St NUNAWADING 3131	\$1,132,500	02/12/2023
2	9/21 Doncaster East Rd MITCHAM 3132	\$1,105,000	26/11/2023
3	1/2 Haros Av NUNAWADING 3131	\$1,095,000	09/12/2023

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:

06/02/2024 14:06









**Property Type:** House (Res) Agent Comments Indicative Selling Price \$1,050,000 - \$1,155,000 Median Townhouse Price 06/02/2023 - 05/02/2024: \$1,050,000

# **Comparable Properties**



1/7 Luckie St NUNAWADING 3131 (REI)



Price: \$1,132,500 Method: Auction Sale Date: 02/12/2023 Property Type: Townhouse (Res) Land Size: 272 sqm approx



9/21 Doncaster East Rd MITCHAM 3132 (REI) Agent Comments



Price: \$1,105,000 Method: Private Sale Date: 26/11/2023 Property Type: Townhouse (Single) Land Size: 326 sqm approx



1/2 Haros Av NUNAWADING 3131 (REI)



Agent Comments

Agent Comments

Price: \$1,095,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res)

#### Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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