

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 between \$1,050,000 & \$1,155,000

Median sale price

Median price \$1,050,000 Property Type Townhouse Suburb Nunawading

Period - From 06/02/2023 to 05/02/2024 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	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



3 2 1

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)

Agent Comments

4 3 2

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

3 2 2

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

3 2 1

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