

# 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

12 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

\$950,000

&

\$1,045,000

### Median sale price

Median price

\$1,125,000

Property Type

House

Suburb

Nunawading

Period - From

01/01/2023

to

31/03/2023

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	41 Brendale Av BLACKBURN NORTH 3130	\$1,050,000	04/04/2023
2	1 Charles St NUNAWADING 3131	\$1,020,000	10/04/2023
3	19 Fithie St BLACKBURN NORTH 3130	\$970,000	18/04/2023

**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:

07/07/2023 11:27



3   1   1

**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 621 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
March quarter 2023: \$1,125,000

## Comparable Properties



**41 Brendale Av BLACKBURN NORTH 3130 (REI)**   [Agent Comments](#)

3   1   -

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 04/04/2023  
**Property Type:** House  
**Land Size:** 597 sqm approx



**1 Charles St NUNAWADING 3131 (REI)**   [Agent Comments](#)

3   1   2

**Price:** \$1,020,000  
**Method:** Private Sale  
**Date:** 10/04/2023  
**Property Type:** House



**19 Fithie St BLACKBURN NORTH 3130 (VG)**   [Agent Comments](#)

4   -   -

**Price:** \$970,000  
**Method:** Sale  
**Date:** 18/04/2023  
**Property Type:** House (Res)  
**Land Size:** 647 sqm approx

**Account - Jellis Craig** | P: (03) 9908 5700