### 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	12 Tasman Avenue, Nunawading Vic 3131
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000	&	\$1,045,000
-------------------------	---	-------------

#### Median sale price

Median price	\$1,125,000	Pro	perty Type H	louse		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

Add	dress 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 comparableproperties 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









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)

<u>•</u> 3 • •

**•** 1

**~** -

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



1 Charles St NUNAWADING 3131 (REI)

**—** 3

**;** 

**2** 

Agent Comments

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



19 Fithie St BLACKBURN NORTH 3130 (VG)

4 4



**6** 

Price: \$970,000 Method: Sale Date: 18/04/2023

**Property Type:** House (Res) **Land Size:** 647 sqm approx

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.