

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

16 Nielsen Avenue, Nunawading Vic 3131

Indicative selling price

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

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

Median sale price

Median price \$1,231,500 Property Type House Suburb Nunawading

Period - From 01/10/2023 to 31/12/2023 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	5 Van Dieman Av NUNAWADING 3131	\$1,052,000	05/02/2024
2	9 Koroit St NUNAWADING 3131	\$1,005,000	02/04/2024
3	33 Tasman Av NUNAWADING 3131	\$990,000	20/01/2024

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:

08/04/2024 09:46



Property Type: House

Land Size: 671 sqm approx

Agent Comments

Comparable Properties



5 Van Dieman Av NUNAWADING 3131 (REI)

Agent Comments



Price: \$1,052,000

Method: Private Sale

Date: 05/02/2024

Property Type: House

Land Size: 622 sqm approx



9 Koroit St NUNAWADING 3131 (REI)

Agent Comments



Price: \$1,005,000

Method: Private Sale

Date: 02/04/2024

Property Type: House

Land Size: 690 sqm approx



33 Tasman Av NUNAWADING 3131 (REI)

Agent Comments



Price: \$990,000

Method: Auction Sale

Date: 20/01/2024

Property Type: House (Res)

Land Size: 604 sqm approx