

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

1D Alern Court, Nunawading Vic 3131

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$1,115,250 Property Type Townhouse Suburb Nunawading

Period - From 18/03/2023 to 17/03/2024 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	6/79-81 Springvale Rd NUNAWADING 3131	\$945,000	24/02/2024
2	9 Autumn Gr MITCHAM 3132	\$935,000	07/03/2024
3	12/21 Doncaster East Rd MITCHAM 3132	\$820,000	20/02/2024

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:

18/03/2024 10:01



3 2 2

Property Type: Townhouse (Res)

Land Size: 176 sqm approx

Agent Comments

Indicative Selling Price

\$890,000 - \$950,000

Median Townhouse Price

18/03/2023 - 17/03/2024: \$1,115,250

Comparable Properties



6/79-81 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments

4 2 2

Price: \$945,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Res)



9 Autumn Gr MITCHAM 3132 (REI)

Agent Comments

3 2 1

Price: \$935,000

Method: Private Sale

Date: 07/03/2024

Property Type: Townhouse (Single)

Land Size: 280 sqm approx



12/21 Doncaster East Rd MITCHAM 3132 (REI) Agent Comments

3 2 1

Price: \$820,000

Method: Private Sale

Date: 20/02/2024

Property Type: Townhouse (Res)