

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 29 Zander Avenue, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,100,000 & \$1,180,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Nunawading

Period - From 01/07/2022 to 30/06/2023 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	13 Venice Av MITCHAM 3132	\$1,180,000	12/09/2023
2	72 Katrina St BLACKBURN NORTH 3130	\$1,170,000	23/04/2023
3	46 Surrey Rd BLACKBURN NORTH 3130	\$1,100,500	15/07/2023

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: 03/10/2023 17:28



Property Type: House (Previously Occupied - Detached)

Land Size: 604 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,100,000 - \$1,180,000

Median House Price

Year ending June 2023: \$1,150,000

Comparable Properties



13 Venice Av MITCHAM 3132 (REI)

[Agent Comments](#)



Price: \$1,180,000

Method: Private Sale

Date: 12/09/2023

Property Type: House



72 Katrina St BLACKBURN NORTH 3130 (VG)

[Agent Comments](#)



Price: \$1,170,000

Method: Sale

Date: 23/04/2023

Property Type: House (Res)

Land Size: 585 sqm approx



46 Surrey Rd BLACKBURN NORTH 3130 (REI)

[Agent Comments](#)



Price: \$1,100,500

Method: Auction Sale

Date: 15/07/2023

Property Type: House (Res)

Land Size: 461 sqm approx