# 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

30 Laughlin Avenue, Nunawading Vic 3131

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$1,170,000	Pro	operty Type	Hou	se		Suburb	Nunawading	
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	20 Wood St NUNAWADING 3131	\$1,150,000	13/05/2023
2	22 Laughlin Av NUNAWADING 3131	\$1,120,000	29/04/2023
3	9 Browns Rd NUNAWADING 3131	\$1,070,000	11/05/2023

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:

31/08/2023 10:45



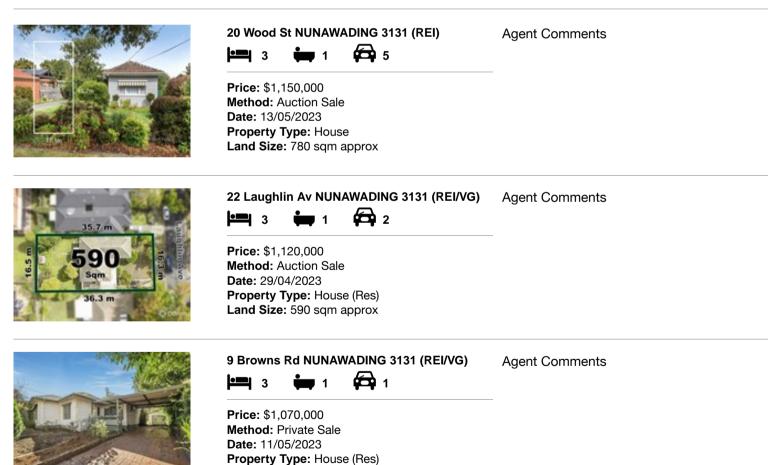






**Property Type:** House **Land Size:** 593 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price June quarter 2023: \$1,170,000

# **Comparable Properties**



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Land Size: 689 sqm approx

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.