

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

32 Nielsen Avenue, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,020,000 & \$1,120,000

Median sale price

Median price \$1,170,000 Property Type House Suburb Nunawading

Period - From 20/10/2022 to 19/10/2023 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	17 Efron St NUNAWADING 3131	\$1,189,000	24/06/2023
2	1 Hardwood Ct MITCHAM 3132	\$1,135,000	14/09/2023
3	3 Cottrell Ct NUNAWADING 3131	\$912,000	20/05/2023

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: 20/10/2023 15:42



 3
  2
  1

Property Type: House
Land Size: 582 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,020,000 - \$1,120,000
Median House Price
 20/10/2022 - 19/10/2023: \$1,170,000

Comparable Properties



17 Efron St NUNAWADING 3131 (REI/VG)

Agent Comments

 3
  2
  3

Price: \$1,189,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)
Land Size: 604.22 sqm approx



1 Hardwood Ct MITCHAM 3132 (REI)

Agent Comments

 3
  1
  2

Price: \$1,135,000
Method: Sold Before Auction
Date: 14/09/2023
Property Type: House (Res)
Land Size: 582 sqm approx



3 Cottrell Ct NUNAWADING 3131 (REI/VG)

Agent Comments

 3
  1
  1

Price: \$912,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 561 sqm approx

Account - Barry Plant | P: 03 9842 8888