

# 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

4 Alern Court, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,227,500 Property Type House Suburb Nunawading

Period - From 01/07/2023 to 30/09/2023 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	10 Alern Ct NUNAWADING 3131	\$1,170,000	23/09/2023
2	17 Evandale Av NUNAWADING 3131	\$1,080,000	05/10/2023
3	12 Trevor Ct NUNAWADING 3131	\$950,000	23/08/2023

**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:

25/10/2023 10:16



**Property Type:** House

**Land Size:** 625 sqm approx

Agent Comments

## Comparable Properties



**10 Alern Ct NUNAWADING 3131 (REI)**

Agent Comments



**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** House (Res)

**Land Size:** 734 sqm approx



**17 Evandale Av NUNAWADING 3131 (REI)**

Agent Comments



**Price:** \$1,080,000

**Method:** Sold Before Auction

**Date:** 05/10/2023

**Property Type:** House (Res)



**12 Trevor Ct NUNAWADING 3131 (REI/VG)**

Agent Comments



**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 23/08/2023

**Property Type:** House (Res)

**Land Size:** 726 sqm approx