

# 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

8 Hakeville Avenue, 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 \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,205,000 Property Type House Suburb Nunawading

Period - From 01/01/2024 to 31/03/2024 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	20 Cherry Gr DONVALE 3111	\$1,650,000	29/04/2024
2	2/10 Rialton Av BLACKBURN NORTH 3130	\$1,550,000	07/03/2024
3	4 Mark PI NUNAWADING 3131	\$1,525,000	12/04/2024

**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:

11/06/2024 11:17



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**Property Type:** House  
**Land Size:** 856 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,500,000 - \$1,650,000  
**Median House Price**  
 March quarter 2024: \$1,205,000

## Comparable Properties



20 Cherry Gr DONVALE 3111 (REI)

Agent Comments

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**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 29/04/2024  
**Property Type:** House (Res)  
**Land Size:** 445 sqm approx



2/10 Rialton Av BLACKBURN NORTH 3130 (REI)

Agent Comments

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**Price:** \$1,550,000  
**Method:** Sold Before Auction  
**Date:** 07/03/2024  
**Property Type:** Townhouse (Res)



4 Mark Pl NUNAWADING 3131 (REI)

Agent Comments

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  2

**Price:** \$1,525,000  
**Method:** Private Sale  
**Date:** 12/04/2024  
**Property Type:** House  
**Land Size:** 370 sqm approx

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