

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 54 Sandy Street, Nunawading Vic 3131

Indicative selling price

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

Single price \$1,375,000

Median sale price

Median price \$1,078,000 House Unit Suburb Nunawading

Period - From 01/10/2018 to 31/12/2018 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	53 Mcculloch St NUNAWADING 3131	\$1,405,000	15/12/2018
2	107 Esdale St NUNAWADING 3131	\$1,350,000	16/02/2019
3	28 Ashwood Dr NUNAWADING 3131	\$1,325,000	20/10/2018

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.



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Rooms:
Property Type: House (Res)
Land Size: 625 sqm approx
Agent Comments

Indicative Selling Price
\$1,375,000
Median House Price
December quarter 2018: \$1,078,000

Comparable Properties

53 McCulloch St NUNAWADING 3131 (REI/VG) Agent Comments

5 2 1

Price: \$1,405,000
Method: Auction Sale
Date: 15/12/2018
Rooms: -
Property Type: House
Land Size: 590 sqm approx



107 Esdale St NUNAWADING 3131 (REI) Agent Comments

4 3 -

Price: \$1,350,000
Method: Auction Sale
Date: 16/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 990 sqm approx



28 Ashwood Dr NUNAWADING 3131 (REI/VG) Agent Comments

5 3 -

Price: \$1,325,000
Method: Auction Sale
Date: 20/10/2018
Rooms: 10
Property Type: House (Res)
Land Size: 602 sqm approx