

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

1 Brae Grove, Nunawading Vic 3131

Indicative selling price

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

Range between

\$1,550,000

&

\$1,705,000

Median sale price

Median price

\$1,080,000

House

X

Unit

Suburb

Nunawading

Period - From

01/07/2017

to

30/09/2017

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	61 Maple St BLACKBURN 3130	\$1,550,000	07/10/2017
2	15 High St NUNAWADING 3131	\$1,588,000	25/08/2017
3	48 Elder St BLACKBURN 3130	\$1,695,000	03/06/2017

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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Indicative Selling Price

\$1,550,000 - \$1,705,000

Median House Price

September quarter 2017: \$1,080,000



3 2 3

Rooms:

Property Type: House

Agent Comments

Comparable Properties



61 Maple St BLACKBURN 3130 (REI)

Agent Comments

4 2 2

Price: \$1,550,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 6

Property Type: House (Res)

Land Size: 590 sqm approx



15 High St NUNAWADING 3131 (REI)

Agent Comments

4 2 2

Price: \$1,588,000

Method: Sold Before Auction

Date: 25/08/2017

Rooms: 6

Property Type: House (Res)

Land Size: 715 sqm approx



48 Elder St BLACKBURN 3130 (REI)

Agent Comments

4 3 4

Price: \$1,695,000

Method: Auction Sale

Date: 03/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 696 sqm approx