



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address (including Suburb and postcode)

4 Nielsen Avenue, Nunawading, 3131

Indicative selling price

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

Single Price

\$1,220,000

or range between

&

Median sale price

Median price

\$1,060,500

Property type

House

Suburb

Nunawading, 3131

Period from

31/12/2017

to

30/03/2018

Source

RPDATA

Comparable property sale

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

7 Macedon Court, NUNAWADING, 3131 Victoria

\$1,200,000

22/12/2017

111 Junction Road, NUNAWADING, 3131 Victoria

\$1,220,000

19/12/2017

12 Sandy Street, NUNAWADING, 3131 Victoria

\$1,135,000

07/04/2018