

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

70 Hedge End Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,132,000 Property Type House Suburb Nunawading

Period - From 01/10/2020 to 31/12/2020 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	12 Jubilee St NUNAWADING 3131	\$1,211,000	27/03/2021
2	11 Page St MITCHAM 3132	\$1,162,000	07/11/2020
3	143 Junction Rd NUNAWADING 3131	\$1,154,000	27/03/2021

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:

31/03/2021 15:44

70 Hedge End Road, Nunawading Vic 3131



 3  1  2

Property Type: House
Land Size: 646 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,265,000
Median House Price
December quarter 2020: \$1,132,000

Comparable Properties



12 Jubilee St NUNAWADING 3131 (REI)

Agent Comments

 3  1  1

Price: \$1,211,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 627 sqm approx



11 Page St MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  4

Price: \$1,162,000
Method: Auction Sale
Date: 07/11/2020
Property Type: House (Res)
Land Size: 670 sqm approx



143 Junction Rd NUNAWADING 3131 (REI)

Agent Comments

 3  1  2

Price: \$1,154,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099