

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 5 crest grove, NUNAWADING, VIC, 3131

Indicative selling price

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

Single price \$ or range between \$ 1,750,000 & \$ 1,900,000

Median sale price

Median price \$ 942,500 House Unit Suburb NUNAWADING

Period - From 01/03/2018 to 01/03/2019 Source APM PriceFinder

Comparable property sales

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 LINDSAY AVENUE, NUNAWADING VIC 3131	\$ 860,000	07/12/2018
15 WOOD STREET, NUNAWADING VIC 3131	\$ 1,095,300	01/03/2019
4 DUNFIELD AVENUE, MITCHAM VIC 3132	\$ 1,030,000	22/03/2019