

## 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

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	4/38 Efron St NUNAWADING 3131	\$1,090,000	26/06/2017
2	2/35 Churchill St DONCASTER EAST 3109	\$1,058,000	09/03/2017
3	3/38 Efron St NUNAWADING 3131	\$1,050,000	16/03/2017

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.



Rooms:  
Property Type:  
Agent Comments

**Indicative Selling Price**  
\$1,010,000 - \$1,111,000  
**Median House Price**  
Year ending December 2017: \$1,275,000

## Comparable Properties



4/38 Efron St NUNAWADING 3131 (REI)

Agent Comments



**Price:** \$1,090,000  
**Method:** Private Sale  
**Date:** 26/06/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



2/35 Churchill St DONCASTER EAST 3109 (REI/VG)

Agent Comments



**Price:** \$1,058,000  
**Method:** Private Sale  
**Date:** 09/03/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



3/38 Efron St NUNAWADING 3131 (REI/VG)

Agent Comments



**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 16/03/2017  
**Rooms:** 7  
**Property Type:** Townhouse (Res)