

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

2B Knightsbridge Avenue, Nunawading Vic 3131

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Nunawading

Period - From 10/01/2022 to 09/01/2023 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	19 Essex St BLACKBURN NORTH 3130	\$1,065,000	03/12/2022
2	10 Madison Blvd MITCHAM 3132	\$967,000	03/09/2022
3	17 Candlebark La NUNAWADING 3131	\$955,000	16/07/2022

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: 10/01/2023 13:18



 3  2  1

Property Type: Townhouse (Res)

Land Size: 202 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,040,000

Median House Price

10/01/2022 - 09/01/2023: \$1,150,000

Comparable Properties



19 Essex St BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  2  1

Price: \$1,065,000

Method: Auction Sale

Date: 03/12/2022

Property Type: Townhouse (Res)

Land Size: 239 sqm approx



10 Madison Blvd MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  1

Price: \$967,000

Method: Auction Sale

Date: 03/09/2022

Property Type: Townhouse (Res)

Land Size: 280 sqm approx



17 Candlebark La NUNAWADING 3131 (REI/VG)

Agent Comments

 3  2  1

Price: \$955,000

Method: Auction Sale

Date: 16/07/2022

Property Type: Townhouse (Res)

Land Size: 230 sqm approx

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111