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	4 Alern Court, Nunawading Vic 3131

Indicative selling price

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

Single price $1,140,000

Median sale price

Median price $1,185,000 Property Type House Suburb Nunawading

Period - From 20/11/2022 to 19/11/2023 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	10 Alern Ct NUNAWADING 3131	$1,170,000	23/09/2023
2	176 Junction Rd NUNAWADING 3131	$1,110,000	28/10/2023
3	17 Evandale Av NUNAWADING 3131	$1,080,000	05/10/2023

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: 20/11/2023 13:35

4 Alern Court, Nunawading Vic 3131

Miranda Bailey
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3 2 2

Property Type: House
Land Size: 625 sqm approx

Agent Comments

Indicative Selling Price
$1,140,000
Median House Price
20/11/2022 - 19/11/2023: $1,185,000

Comparable Properties



10 Alern Ct NUNAWADING 3131 (REI)

4 2 2

Price: $1,170,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 734 sqm approx

Agent Comments



176 Junction Rd NUNAWADING 3131 (REI)

4 2 2

Price: $1,110,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 618 sqm approx

Agent Comments



17 Evandale Av NUNAWADING 3131 (REI)

3 1 2

Price: $1,080,000
Method: Sold Before Auction
Date: 05/10/2023
Property Type: House (Res)

Agent Comments

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