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

14 Heather Grove, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,100,000		&		\$1,200,000				
Median sale p	rice								
Median price	\$1,050,000	Pro	operty Type	Hou	ISE		Suburb	Nunawading	
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	40 Owen St MITCHAM 3132	\$1,180,000	23/11/2019
2	3 Edith Av NUNAWADING 3131	\$1,151,000	02/11/2019
3	3 Judy Ct VERMONT 3133	\$1,140,000	31/08/2019

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:

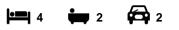
20/02/2020 09:31



14 Heather Grove, Nunawading Vic 3131







Property Type: House (Previously Occupied - Detached) Land Size: 736 sqm approx Agent Comments Matthew Scafidi 9908 5777 0433 795 006 matthewscafidi@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2019: \$1,050,000

Comparable Properties



40 Owen St MITCHAM 3132 (REI)

Price: \$1,180,000 Method: Auction Sale Date: 23/11/2019 Property Type: House (Res) Land Size: 672 sqm approx Agent Comments



Price: \$1,151,000 Method: Auction Sale Date: 02/11/2019 Property Type: House (Res) Land Size: 826 sqm approx

3

3 Judy Ct VERMONT 3133 (REI/VG)

3 Edith Av NUNAWADING 3131 (REI)

2



Price: \$1,140,000 Method: Auction Sale Date: 31/08/2019 Property Type: House (Res) Land Size: 695 sqm approx Agent Comments

Agent Comments

Account - Jellis Craig | P: 03 9908 5777 | F: 03 9908 5777



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.