

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,050,000

Property Type House

Suburb Nunawading

Period - From 01/10/2019

to 31/12/2019

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	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



Matthew Scafidi

9908 5777

0433 795 006

matthewscafidi@jellisrcraig.com.au

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

December quarter 2019: \$1,050,000



4 2 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 736 sqm approx

Agent Comments

## Comparable Properties



**40 Owen St MITCHAM 3132 (REI)**

Agent Comments

4 2 2

**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 23/11/2019

**Property Type:** House (Res)

**Land Size:** 672 sqm approx



**3 Edith Av NUNAWADING 3131 (REI)**

Agent Comments

3 1 2

**Price:** \$1,151,000

**Method:** Auction Sale

**Date:** 02/11/2019

**Property Type:** House (Res)

**Land Size:** 826 sqm approx



**3 Judy Ct VERMONT 3133 (REI/VG)**

Agent Comments

4 1 2

**Price:** \$1,140,000

**Method:** Auction Sale

**Date:** 31/08/2019

**Property Type:** House (Res)

**Land Size:** 695 sqm approx

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.