

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2/6 Russell Street, Nunawading Vic 3131

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$759,750

Property Type

Unit

Suburb

Nunawading

Period - From

01/07/2021

to

30/09/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	4/43 Tunstall Rd DONVALE 3111	\$665,000	15/03/2021
2	9/69 Tram Rd DONCASTER 3108	\$663,650	30/09/2021
3	2/160 Junction Rd NUNAWADING 3131	\$624,999	12/03/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

19/10/2021 11:27

2/6 Russell Street, Nunawading Vic 3131



PhilipWebb

Harry Fares

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Indicative Selling Price

\$650,000

Median Unit Price

September quarter 2021: \$759,750



2 1 1

Rooms: 3

Property Type: Unit

Land Size: 97 sqm approx

Agent Comments

Charming 2 bedroom Townhouse in a magnificent location - Close to all amenities... Shopping Centres - Blackburn Primary and Secondary Schools close by and less than a Kilometer from Nunawading Train Station... Handy access to Eastern Freeway from the Blackburn Road or Springvale Road Access - I Prime Investment opportunity!!

Comparable Properties



4/43 Tunstall Rd DONVALE 3111 (REI/VG)

Agent Comments

2 2 1

Price: \$665,000

Method: Private Sale

Date: 15/03/2021

Property Type: Townhouse (Res)



9/69 Tram Rd DONCASTER 3108 (REI)

Agent Comments

2 2 1

Price: \$663,650

Method: Private Sale

Date: 30/09/2021

Property Type: Townhouse (Single)



2/160 Junction Rd NUNAWADING 3131 (REI)

Agent Comments

2 2 1

Price: \$624,999

Method: Private Sale

Date: 12/03/2021

Property Type: Unit

Account - Philip Webb



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