

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

40 Diosma Crescent, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,420,000 & \$1,500,000

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	15 Abelia St NUNAWADING 3131	\$1,445,000	28/11/2019
2	13 Carween Av MITCHAM 3132	\$1,433,000	22/02/2020
3	4 Plymouth Ct NUNAWADING 3131	\$1,415,000	19/10/2019

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:

25/02/2020 11:14

40 Diosma Crescent, Nunawading Vic 3131



Adrian Nyariri

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Indicative Selling Price

\$1,420,000 - \$1,500,000

Median House Price

December quarter 2019: \$1,050,000



4 2 2

Property Type: House

Land Size: 1039 sqm approx

Agent Comments

Comparable Properties



15 Abelia St NUNAWADING 3131 (REI)

Agent Comments

5 3 2

Price: \$1,445,000

Method: Sold Before Auction

Date: 28/11/2019

Property Type: House (Res)

Land Size: 603 sqm approx



13 Carween Av MITCHAM 3132 (REI)

Agent Comments

4 2 2

Price: \$1,433,000

Method: Auction Sale

Date: 22/02/2020

Property Type: House (Res)

Land Size: 742 sqm approx



4 Plymouth Ct NUNAWADING 3131 (REI/VG)

Agent Comments

5 2 4

Price: \$1,415,000

Method: Auction Sale

Date: 19/10/2019

Property Type: House (Res)

Land Size: 1101 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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.