

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

5 Beech Street, Nunawading Vic 3131

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$778,500

Property Type

Unit

Suburb

Nunawading

Period - From

01/10/2022

to

31/12/2022

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	1/11 Orient Av MITCHAM 3132	\$815,000	25/03/2023
2	2/22 Creek Rd MITCHAM 3132	\$790,000	08/02/2023
3	3/21 Percy St MITCHAM 3132	\$690,000	01/03/2023

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:

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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

December quarter 2022: \$778,500



 2  1  1

Property Type: Unit

Land Size: 243 sqm approx

Agent Comments

Comparable Properties



1/11 Orient Av MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$815,000

Method: Auction Sale

Date: 25/03/2023

Property Type: Unit

Land Size: 315 sqm approx



2/22 Creek Rd MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  1

Price: \$790,000

Method: Private Sale

Date: 08/02/2023

Property Type: Unit



3/21 Percy St MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  1

Price: \$690,000

Method: Sold Before Auction

Date: 01/03/2023

Property Type: Unit