

# 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

1a Russell Street, 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 \$670,000

&

\$720,000

### Median sale price

Median price \$665,000

Property Type Unit

Suburb Nunawading

Period - From 01/10/2018

to 30/09/2019

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	8 McMurray St NUNAWADING 3131	\$740,000	21/09/2019
2	1/9 Russell St NUNAWADING 3131	\$718,000	24/08/2019
3	2/15 Victoria Av MITCHAM 3132	\$695,000	05/08/2019

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:

25/11/2019 13:49

1a Russell Street, Nunawading Vic 3131

**Jellis  
Craig**

Tynan Carr  
0423466695  
tynancarr@jellisraig.com.au



 2    1    1

**Property Type:** Townhouse

**Land Size:** 168 sqm approx

Agent Comments

**Indicative Selling Price**

\$670,000 - \$720,000

**Median Unit Price**

Year ending September 2019: \$665,000

## Comparable Properties

**8 McMurray St NUNAWADING 3131 (REI)**

Agent Comments

 2    2    1

**Price:** \$740,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Property Type:** Townhouse (Res)

**Land Size:** 138 sqm approx



**1/9 Russell St NUNAWADING 3131 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$718,000

**Method:** Auction Sale

**Date:** 24/08/2019

**Rooms:** 4

**Property Type:** Unit



**2/15 Victoria Av MITCHAM 3132 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$695,000

**Method:** Private Sale

**Date:** 05/08/2019

**Rooms:** 3

**Property Type:** Townhouse (Res)

**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.