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

55 Kett Street, Nunawading Vic 3131

Indicative selling price

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

Range between $1,100,000 & $1,210,000

Median sale price

| Median price | $1,238,000 | Property Type | House | Suburb | Nunawading |

| Period - From | 01/07/2023 | to | 30/06/2024 | 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 35 Douglas St BLACKBURN NORTH 3130	$1,068,000	13/07/2024
2 432 Springfield Rd MITCHAM 3132	$1,115,000	01/05/2024
3 3 Kathleen St BLACKBURN NORTH 3130	$1,152,500	21/03/2024

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: 22/09/2024 21:50

CONSUMER AFFAIRS VICTORIA

VIC PROP

🛏 **4**   🛁 **2**   🚗 **2**

Property Type: House
Land Size: 607 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,210,000
Median House Price
Year ending June 2024: $1,238,000

Comparable Properties

35 Douglas St BLACKBURN NORTH 3130 (REI/VG)

🛏 **3**   🛁 **1**   🚗 **2**

Price: $1,068,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)
Land Size: 639 sqm approx

Agent Comments

432 Springfield Rd MITCHAM 3132 (REI/VG)

🛏 **3**   🛁 **1**   🚗 **2**

Price: $1,115,000
Method: Private Sale
Date: 01/05/2024
Property Type: House
Land Size: 606 sqm approx

Agent Comments

3 Kathleen St BLACKBURN NORTH 3130 (REI)

🛏 **3**   🛁 **1**   🚗 **2**

Price: $1,152,500
Method: Private Sale
Date: 21/03/2024
Property Type: House
Land Size: 584 sqm approx

Agent Comments

Account - VICPROP