

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

2a Blackwood Court, Nunawading Vic 3131

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Nunawading

Period - From 01/10/2020 to 31/12/2020 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	14a Ronald St MITCHAM 3132	\$750,000	20/03/2021
2	1b Savage Ct NUNAWADING 3131	\$742,000	13/03/2021
3	5/38 Mount Pleasant Rd NUNAWADING 3131	\$725,000	20/03/2021

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:

08/04/2021 15:22

2a Blackwood Court, Nunawading Vic 3131

**Jellis
Craig**

Daniel Bullen

9908 5700

0412 809 725

danielbullen@jellisrcraig.com.au

Indicative Selling Price

\$680,000 - \$740,000

Median Unit Price

December quarter 2020: \$850,000



2 1 1

Property Type: Unit

Land Size: 231 sqm approx

Agent Comments

Comparable Properties



14a Ronald St MITCHAM 3132 (REI)

Agent Comments

2 1 1

Price: \$750,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 348 sqm approx



1b Savage Ct NUNAWADING 3131 (REI)

Agent Comments

2 2 1

Price: \$742,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Unit



5/38 Mount Pleasant Rd NUNAWADING 3131 (REI)

Agent Comments

2 1 1

Price: \$725,000

Method: Auction Sale

Date: 20/03/2021

Property Type: Unit

Land Size: 253 sqm approx

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