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

1/3 Heather Grove, Nunawading Vic 3131

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$750,000		&		\$825,000			
Median sale p	rice							
Median price	\$714,000	Pro	operty Type	Unit			Suburb	Nunawading
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1/290 Springfield Rd NUNAWADING 3131	\$822,000	08/08/2020
2	38 Lorikeet St NUNAWADING 3131	\$795,000	03/08/2020
3	215 Springvale Rd NUNAWADING 3131	\$740,000	16/07/2020

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:

09/11/2020 15:01

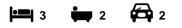


1/3 Heather Grove, Nunawading Vic 3131



Grant Lynch

Heather Grove



Property Type: Unit Land Size: 267 sqm approx Agent Comments 9908 5700 0408110 011 grantlynch@jelliscraig.com.au Indicative Selling Price

\$750,000 - \$825,000 Median Unit Price Year ending September 2020: \$714,000

Comparable Properties

1/290 Springfield Rd NUNAWADING 3131 (REI) Agent Comments



Price: \$822,000 Method: Auction Sale Date: 08/08/2020 Property Type: House (Res)



38 Lorikeet St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$795,000 Method: Private Sale Date: 03/08/2020 Property Type: House Land Size: 376 sqm approx



215 Springvale Rd NUNAWADING 3131 (REI) Agent Comments



Price: \$740,000 Method: Private Sale Date: 16/07/2020 Property Type: House Land Size: 517 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.