

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

1/4 Stuart Crescent, Nunawading Vic 3131

Indicative selling price

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

Single price \$899,000

Median sale price

Median price \$998,000

Property Type Townhouse

Suburb Nunawading

Period - From 17/02/2022

to 16/02/2023

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	3 Mintleaf Gr MITCHAM 3132	\$938,000	26/11/2022
2	2a Gibson St MITCHAM 3132	\$877,000	05/11/2022
3	3/117 Mitcham Rd DONVALE 3111	\$860,000	16/10/2022




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:

17/02/2023 12:35



 3
  2
  SLUG + Car space

Property Type: Townhouse (Res)
Land Size: 228 sqm approx
 Agent Comments

Indicative Selling Price
 \$899,000
Median Townhouse Price
 17/02/2022 - 16/02/2023: \$998,000

Comparable Properties



3 Mintleaf Gr MITCHAM 3132 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$938,000
Method: Private Sale
Date: 26/11/2022
Property Type: Townhouse (Single)
Land Size: 170 sqm approx



2a Gibson St MITCHAM 3132 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$877,000
Method: Auction Sale
Date: 05/11/2022
Property Type: House
Land Size: 208 sqm approx



3/117 Mitcham Rd DONVALE 3111 (REI/VG)

Agent Comments

 3
  3
  2

Price: \$860,000
Method: Private Sale
Date: 16/10/2022
Property Type: Townhouse (Single)
Land Size: 102 sqm approx