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

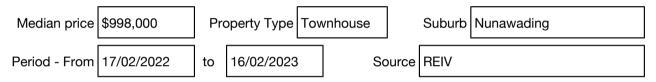
1/4 Stuart Crescent, Nunawading Vic 3131

Indicative selling price .

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

Single price \$899,000

Median sale price



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 comparableproperties 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









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)



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



2a Gibson St MITCHAM 3132 (REI/VG)

Agent Comments



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

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

Account - The One Real Estate (AU) | P: 03 7007 5707





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