

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

50 Worrell Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Nunawading

Period - From 01/10/2019 to 31/12/2019 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	31 Kett St NUNAWADING 3131	\$1,080,000	14/02/2020
2	43 Worrell St NUNAWADING 3131	\$1,075,000	14/03/2020
3	3 Stephen Ct NUNAWADING 3131	\$950,000	14/12/2019

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:

16/03/2020 10:31

50 Worrell Street, Nunawading Vic 3131



Daniel Bullen

9908 5700

0412 809 725

danielbullen@jellisrcraig.com.au

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

December quarter 2019: \$1,050,000



3 1 2

Property Type: House

Land Size: 728 sqm approx

Agent Comments

Comparable Properties



31 Kett St NUNAWADING 3131 (REI)

Agent Comments

3 1 2

Price: \$1,080,000

Method: Private Sale

Date: 14/02/2020

Property Type: House

Land Size: 730 sqm approx



43 Worrell St NUNAWADING 3131 (REI)

Agent Comments

3 1 2

Price: \$1,075,000

Method: Auction Sale

Date: 14/03/2020

Property Type: House

Land Size: 656 sqm approx



3 Stephen Ct NUNAWADING 3131 (REI)

Agent Comments

3 2 -

Price: \$950,000

Method: Auction Sale

Date: 14/12/2019

Property Type: House (Res)

Land Size: 764 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.