

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

Single price

\$1,360,000

Median sale price

Median price

\$1,307,500

Property Type

House

Suburb

Nunawading

Period - From

01/01/2022

to

31/03/2022

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.

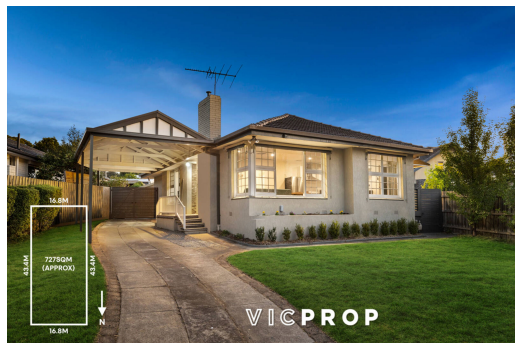
	Address of comparable property	Price	Date of sale
1	2c Mardion Dr NUNAWADING 3131	\$1,376,000	05/02/2022
2	10 Trenham Ct MITCHAM 3132	\$1,370,000	12/12/2021
3	15 Roy St DONVALE 3111	\$1,355,000	13/11/2021

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:

25/04/2022 15:48



3
 2
 2

Property Type: House
Land Size: 727 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,360,000

Median House Price
 March quarter 2022: \$1,307,500

Comparable Properties



2c Mardion Dr NUNAWADING 3131 (REI)

Agent Comments

4
 2
 1

Price: \$1,376,000
Method: Auction Sale
Date: 05/02/2022
Property Type: House (Res)
Land Size: 312 sqm approx

10 Trenham Ct MITCHAM 3132 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,370,000
Method: Auction Sale
Date: 12/12/2021
Property Type: House (Res)
Land Size: 654 sqm approx



15 Roy St DONVALE 3111 (REI/VG)

Agent Comments

4
 1
 2

Price: \$1,355,000
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)
Land Size: 654 sqm approx

Account - VICPROP