

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

55 Kett Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,238,000 Property Type House Suburb Nunawading

Period - From 01/07/2023 to 30/06/2024 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 | 35 Douglas St BLACKBURN NORTH 3130 | \$1,068,000 | 13/07/2024 |
| 2 | 432 Springfield Rd MITCHAM 3132 | \$1,115,000 | 01/05/2024 |
| 3 | 3 Kathleen St BLACKBURN NORTH 3130 | \$1,152,500 | 21/03/2024 |

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:

17/09/2024 10:57



4 2 2

Property Type: House (Res)

Land Size: 606 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending June 2024: \$1,238,000

Comparable Properties



35 Douglas St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

3 1 2

Price: \$1,068,000

Method: Auction Sale

Date: 13/07/2024

Property Type: House (Res)

Land Size: 639 sqm approx



432 Springfield Rd MITCHAM 3132 (REI/VG)

Agent Comments

3 1 2

Price: \$1,115,000

Method: Private Sale

Date: 01/05/2024

Property Type: House

Land Size: 606 sqm approx



3 Kathleen St BLACKBURN NORTH 3130 (REI) Agent Comments

3 1 2

Price: \$1,152,500

Method: Private Sale

Date: 21/03/2024

Property Type: House

Land Size: 584 sqm approx

Account - VICPROP