

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

3/25 Shady Grove, Nunawading Vic 3131

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price

\$787,000

Property Type

Unit

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	2/12 Short St VERMONT 3133	\$890,000	14/03/2020
2	7/198-208 Springvale Rd NUNAWADING 3131	\$880,000	22/02/2020
3	2/11 Stuart Cr NUNAWADING 3131	\$828,000	29/02/2020

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:

20/03/2020 09:27

3/25 Shady Grove, Nunawading Vic 3131

**Jellis
Craig**

Dion Marsden

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Indicative Selling Price

\$820,000 - \$900,000

Median Unit Price

December quarter 2019: \$787,000



3 2 1

Property Type:

Agent Comments

Comparable Properties



2/12 Short St VERMONT 3133 (REI)

Agent Comments

3 2 2

Price: \$890,000

Method: Auction Sale

Date: 14/03/2020

Rooms: 6

Property Type: Townhouse (Res)



7/198-208 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments

3 2 1

Price: \$880,000

Method: Auction Sale

Date: 22/02/2020

Property Type: Unit



2/11 Stuart Cr NUNAWADING 3131 (REI)

Agent Comments

3 2 2

Price: \$828,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9908 5777 | F: 03 9908 5777



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.