

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

12 Russell Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Nunawading

Period - From 12/09/2022 to 11/09/2023 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	4/18 Worrell St NUNAWADING 3131	\$1,375,000	11/05/2023
2	2/33 Hedge End Rd MITCHAM 3132	\$1,220,000	23/08/2023
3	1a Thelma St NUNAWADING 3131	\$1,190,000	22/07/2023

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:

12/09/2023 20:08



 4  2  2

Property Type: House

Agent Comments

Comparable Properties



4/18 Worrell St NUNAWADING 3131 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,375,000

Method: Sold Before Auction

Date: 11/05/2023

Property Type: Townhouse (Single)

Land Size: 321 sqm approx



2/33 Hedge End Rd MITCHAM 3132 (REI)

Agent Comments

 4  2  2

Price: \$1,220,000

Method: Sold Before Auction

Date: 23/08/2023

Property Type: Townhouse (Res)

Land Size: 270 sqm approx



1a Thelma St NUNAWADING 3131 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,190,000

Method: Auction Sale

Date: 22/07/2023

Property Type: House

Land Size: 386 sqm approx