### 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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$1,150,000	Pro	operty Type	Hou	se		Suburb	Nunawading
Period - From	12/09/2022	to	11/09/2023		So	urce	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.

Ade	dress 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



# **M**c**Grath**





**Property Type:** House Agent Comments

Cherie Sun 03 9889 8800 0450 856 663 cheriesun@mcgrath.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price 12/09/2022 - 11/09/2023: \$1,150,000

## Comparable Properties



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



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

Agent Comments





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



Price: \$1,190,000 Method: Auction Sale Date: 22/07/2023 Property Type: House Land Size: 386 sqm approx

#### Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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