

# 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 2/1 Russell Street, Nunawading, VIC 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price \$719,000

### Median sale price

Median price \$745,000 Property Type Townhouse Suburb Nunawading (3131)

Period - From 01/01/2022 to 31/12/2022 Source pricefinder

### Comparable property sales

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
4/31 CANDLEBARK LANE, NUNAWADING VIC 3131	\$760,000	24/01/2023
1/92 SPRINGVALE ROAD, NUNAWADING VIC 3131	\$755,000	15/11/2022
2/13 LINDSAY AVENUE, NUNAWADING VIC 3131	\$767,499	08/11/2022

This Statement of Information was prepared on: 13/02/2023