

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

37 Nicholson Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,080,000

Property Type House

Suburb Nunawading

Period - From 01/01/2020

to 31/03/2020

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 | 31 Kett St NUNAWADING 3131 | \$1,080,000 | 14/02/2020 |
| 2 | 50 Worrell St NUNAWADING 3131 | \$1,038,000 | 04/04/2020 |
| 3 | 257 Springfield Rd NUNAWADING 3131 | \$950,000 | 28/05/2020 |

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:

23/06/2020 11:23

37 Nicholson Street, Nunawading Vic 3131

**Jellis
Craig**

Daniel Bullen

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Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

March quarter 2020: \$1,080,000



 4  2  2

Property Type: House

Land Size: 701 sqm approx

Agent Comments

Comparable Properties



31 Kett St NUNAWADING 3131 (REI)

Agent Comments

 3  1  2

Price: \$1,080,000

Method: Private Sale

Date: 14/02/2020

Property Type: House

Land Size: 730 sqm approx



50 Worrell St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,038,000

Method: Private Sale

Date: 04/04/2020

Property Type: House

Land Size: 728 sqm approx



257 Springfield Rd NUNAWADING 3131 (REI)

Agent Comments

 4  2  1

Price: \$950,000

Method: Private Sale

Date: 28/05/2020

Rooms: 7

Property Type: House (Res)

Account - Jellis Craig | P: (03) 9908 5700



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.