

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

3/4 Stuart Crescent, Nunawading Vic 3131

Indicative selling price

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

Single price \$899,000

Median sale price

Median price \$1,210,500

Property Type House

Suburb Nunawading

Period - From 15/06/2023

to 14/06/2024

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	2a Dunlavin Rd NUNAWADING 3131	\$950,000	17/02/2024
2	2/38 Worrell St NUNAWADING 3131	\$905,000	09/05/2024
3	2a Russell St NUNAWADING 3131	\$895,000	15/01/2024

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:

15/06/2024 16:45



 3  2  2

Property Type: Unit

Land Size: 290 sqm approx

Agent Comments

Year Built: 2012 Body Corp fee: \$1,530/year Council Rate: \$1612/year Previous rental: \$470/week, Building size: 128 sqm approx

Indicative Selling Price

\$899,000

Median House Price

15/06/2023 - 14/06/2024: \$1,210,500

Comparable Properties



2a Dunlavin Rd NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  1

Price: \$950,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Unit

Land Size: 348 sqm approx



2/38 Worrell St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  2

Price: \$905,000

Method: Sold Before Auction

Date: 09/05/2024

Property Type: Unit

Land Size: 290 sqm approx



2a Russell St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  1

Price: \$895,000

Method: Private Sale

Date: 15/01/2024

Property Type: House

Land Size: 288 sqm approx