## 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

43 Worrell Street, Nunawading Vic 3131

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$950,000		&		\$1,000,000					
Median sale p	rice									
Median price	\$1,050,000	Pro	operty Type	Hou	ise		Suburb	Nunawading		
Period - From	01/10/2019	to	31/12/2019		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	31 Winifred St NUNAWADING 3131	\$1,077,000	29/02/2020
2	6 Junction Rd NUNAWADING 3131	\$970,000	29/02/2020
3	3 Stephen Ct NUNAWADING 3131	\$950,000	14/12/2019

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:

10/03/2020 15:43



43 Worrell Street, Nunawading Vic 3131







Property Type: House (Previously Occupied - Detached) Land Size: 656 sqm approx Agent Comments Charles Shi 9908 5706 0423 633 253 charlesshi@jelliscraig.com.au

Indicative Selling Price \$950,000 - \$1,000,000 Median House Price December quarter 2019: \$1,050,000

# **Comparable Properties**



31 Winifred St NUNAWADING 3131 (REI)



Price: \$1,077,000 Method: Auction Sale Date: 29/02/2020 Property Type: House (Res) Land Size: 582 sqm approx Agent Comments

6 Junction Rd NUNAWADING 3131 (REI)

Agent Comments



Price: \$970,000 Method: Auction Sale Date: 29/02/2020 Property Type: House (Res) Land Size: 604 sqm approx



3 Stephen Ct NUNAWADING 3131 (REI)



Agent Comments

Price: \$950,000 Method: Auction Sale Date: 14/12/2019 Property Type: House (Res) Land Size: 764 sqm approx

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.