

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 between \$950,000 & \$1,000,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Nunawading

Period - From 01/10/2019 to 31/12/2019 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 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



 3  1  2

Property Type: House (Previously Occupied - Detached)

Land Size: 656 sqm approx

Agent Comments

Comparable Properties



31 Winifred St NUNAWADING 3131 (REI)

Agent Comments

 4  2  1

Price: \$1,077,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 582 sqm approx

6 Junction Rd NUNAWADING 3131 (REI)

Agent Comments

 3  1  2

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

 3  2  -

Price: \$950,000

Method: Auction Sale

Date: 14/12/2019

Property Type: House (Res)

Land Size: 764 sqm approx