

# 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

7 Morden Court, Nunawading Vic 3131

### Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

### 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	1 Cloverlea Ct BLACKBURN 3130	\$1,330,000	22/05/2020
2	13 Brazeel St BLACKBURN SOUTH 3130	\$1,328,000	22/02/2020
3			

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.

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7 Morden Court, Nunawading Vic 3131

**Jellis  
Craig**

Troy Sheehan  
03 9908 5700  
0417243900

troysheehan@jellisrcraig.com.au

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

March quarter 2020: \$1,080,000



 4  2  3

**Property Type:** House

**Land Size:** 585 sqm approx

Agent Comments

## Comparable Properties



**1 Cloverlea Ct BLACKBURN 3130 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,330,000

**Method:** Private Sale

**Date:** 22/05/2020

**Rooms:** 7

**Property Type:** House (Res)



**13 Brazeel St BLACKBURN SOUTH 3130 (REI/VG)**

Agent Comments

 4  2  -

**Price:** \$1,328,000

**Method:** Auction Sale

**Date:** 22/02/2020

**Property Type:** House (Res)

**Land Size:** 648 sqm approx

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.

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.