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

30 Crest Grove, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,600,000		&		\$1,700,0	00		
Median sale price								
Median price	\$899,000	Pro	operty Type	Hou	se		Suburb	Nunawading
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	12 Erskine St NUNAWADING 3131	\$1,700,000	08/12/2019
2	17 Milton St NUNAWADING 3131	\$1,690,000	07/12/2019
3	2 Lucknow Ct MITCHAM 3132	\$1,605,000	07/12/2019

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:

13/01/2020 15:27









Property Type: House (Res) Land Size: 667 sqm approx Agent Comments John Stack 9908 5700 0402 443 312 johnstack@jelliscraig.com.au

Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price September quarter 2019: \$899,000

Comparable Properties

12 Erskine St NUNAWADING 3131 (REI) 4 2 2 2 Price: \$1,700,000 Method: Auction Sale Date: 08/12/2019 Rooms: 7 Property Type: House (Res) Land Size: 703 sqm approx	Agent Comments
17 Milton St NUNAWADING 3131 (REI) 4 2 2 1 Price: \$1,690,000 Method: Auction Sale Date: 07/12/2019 Property Type: House (Res) Land Size: 664 sqm approx	Agent Comments
2 Lucknow Ct MITCHAM 3132 (REI) 4 2 3 1 Price: \$1,605,000 Method: Auction Sale Date: 07/12/2019 Property Type: House (Res) Land Size: 620 sqm approx	Agent Comments

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.