

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

22 Worrell Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,205,000

Property Type House

Suburb Nunawading

Period - From 01/01/2024

to 31/03/2024

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	28 Worrell St NUNAWADING 3131	\$1,305,000	03/02/2024
2	4 Alern Ct NUNAWADING 3131	\$1,260,000	23/11/2023
3	8 The Glen DONVALE 3111	\$1,200,000	06/04/2024

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:

28/05/2024 11:43



 4
  2
  1

Property Type: House
Land Size: 732 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 March quarter 2024: \$1,205,000

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.

Comparable Properties



28 Worrell St NUNAWADING 3131 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,305,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 725 sqm approx



4 Alern Ct NUNAWADING 3131 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,260,000
Method: Sold Before Auction
Date: 23/11/2023
Property Type: House (Res)
Land Size: 625 sqm approx



8 The Glen DONVALE 3111 (REI)

Agent Comments

 3
  2
  2

Price: \$1,200,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 656 sqm approx

Account - Barry Plant | P: 03 9842 8888