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

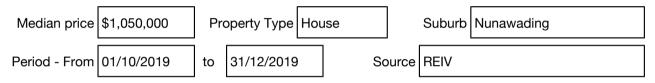
3 Plymouth Court, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$890,000

Median sale price



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	354 Springvale Rd DONVALE 3111	\$902,769	07/03/2020
2	260 Mitcham Rd MITCHAM 3132	\$900,000	22/12/2019
3	35 Efron St NUNAWADING 3131	\$863,000	12/11/2019

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:

02/04/2020 10:54





John Stack



Property Type: House Land Size: 622 sqm approx Agent Comments

9908 5700 0402 443 312 johnstack@jelliscraig.com.au

Indicative Selling Price \$890,000 Median House Price December quarter 2019: \$1,050,000

Comparable Properties



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260 Mitcham Rd MITCHAM 3132 (VG)

Price: \$902,769 Method: Sold Before Auction

Date: 07/03/2020 Rooms: 4 Property Type: House (Res) Land Size: 659 sqm approx

Agent Comments

Agent Comments



Price: \$900.000 Method: Sale Date: 22/12/2019 Property Type: House (Res) Land Size: 620 sqm approx



35 Efron St NUNAWADING 3131 (REI/VG)



Price: \$863,000 Method: Sold Before Auction Date: 12/11/2019 Property Type: House (Res) Land Size: 686 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.