

# 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

2/11 Stuart Crescent, 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

\$780,000

&

\$850,000

### Median sale price

Median price

\$899,000

Property Type

House

Suburb

Nunawading

Period - From

01/07/2019

to

30/09/2019

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	5/385 Mitcham Rd MITCHAM 3132	\$855,000	02/11/2019
2	2/565 Whitehorse Rd MITCHAM 3132	\$820,000	14/09/2019
3	3/21-23 Barkly Tce MITCHAM 3132	\$788,000	11/09/2019

**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:

02/12/2019 12:52

2/11 Stuart Crescent, Nunawading Vic 3131



Adrian Nyariri

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**Indicative Selling Price**

\$780,000 - \$850,000

**Median House Price**

September quarter 2019: \$899,000



3 2 2

**Property Type:** Townhouse (Res)

**Land Size:** 223 sqm approx

Agent Comments

## Comparable Properties



**5/385 Mitcham Rd MITCHAM 3132 (REI)**

Agent Comments

3 2 2

**Price:** \$855,000

**Method:** Auction Sale

**Date:** 02/11/2019

**Property Type:** Townhouse (Res)

**Land Size:** 280 sqm approx



**2/565 Whitehorse Rd MITCHAM 3132 (REI)**

Agent Comments

3 2 2

**Price:** \$820,000

**Method:** Auction Sale

**Date:** 14/09/2019

**Property Type:** Townhouse (Res)

**3/21-23 Barkly Tce MITCHAM 3132 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$788,000

**Method:** Private Sale

**Date:** 11/09/2019

**Property Type:** Townhouse (Res)

**Land Size:** 149 sqm approx

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.