Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	1/24 Luckie Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$600,000 &	\$660,000
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Median sale price

Median price	\$818,000	Pro	perty Type	Unit		Suburb	Nunawading
Period - From	01/10/2023	to	31/12/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	2/1 Ellison St BLACKBURN 3130	\$716,000	27/11/2023
2	6/251 Springfield Rd NUNAWADING 3131	\$600,000	10/02/2024
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.

This Statement of Information was prepared on:	15/03/2024 13:27



Date of sale



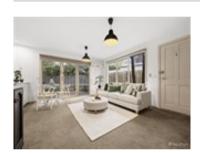
Rod Yan 8841 4888 0433 658 813 rodyan@jelliscraig.com.au

Indicative Selling Price \$600,000 - \$660,000 Median Unit Price December quarter 2023: \$818,000



Property Type: Unit
Agent Comments

Comparable Properties



2/1 Ellison St BLACKBURN 3130 (REI/VG)

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Price: \$716,000 Method: Private Sale Date: 27/11/2023 Property Type: Unit

Land Size: 326 sqm approx

Agent Comments



6/251 Springfield Rd NUNAWADING 3131 (REI) Agent Comments

Price: \$600,000 Method: Private Sale Date: 10/02/2024 Property Type: Unit

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 8841 4888 | F: 03 8841 4800



