

# 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

1/7 Homewood Street, 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 \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,131,250

Property Type Townhouse

Suburb Nunawading

Period - From 22/04/2023

to 21/04/2024

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	3/70 Mahoneys Rd FOREST HILL 3131	\$1,240,000	20/04/2024
2	1/93 Esdale St NUNAWADING 3131	\$1,195,000	23/03/2024
3	62 Mahoneys Rd FOREST HILL 3131	\$1,100,000	15/03/2024

**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:

22/04/2024 15:58

1/7 Homewood Street, Nunawading Vic 3131

**Jellis  
Craig**

Samantha Pascoe  
03 9908 5700  
0432 455 693

samanthapascoe@jellisrcraig.com.au

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Townhouse Price**

22/04/2023 - 21/04/2024: \$1,131,250



3   2   2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**3/70 Mahoneys Rd FOREST HILL 3131 (REI)**

Agent Comments

3   2   2

**Price:** \$1,240,000

**Method:** Auction Sale

**Date:** 20/04/2024

**Property Type:** Townhouse (Res)



**1/93 Esdale St NUNAWADING 3131 (REI)**

Agent Comments

3   2   2

**Price:** \$1,195,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** Townhouse (Res)



**62 Mahoneys Rd FOREST HILL 3131 (REI)**

Agent Comments

3   2   2

**Price:** \$1,100,000

**Method:** Sold Before Auction

**Date:** 15/03/2024

**Property Type:** Townhouse (Res)

**Land Size:** 207 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.