

# 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

1/9 Russell 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 \$700,000 & \$770,000

### Median sale price

Median price \$730,000 Property Type Unit Suburb Nunawading

Period - From 01/04/2023 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	2/11 Clare St BLACKBURN 3130	\$750,000	12/04/2024
2	3/59 Blackburn Rd BLACKBURN 3130	\$749,950	06/04/2024
3	2/410 Springfield Rd MITCHAM 3132	\$748,000	02/03/2024

**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:

24/04/2024 14:05



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Unit Price**  
Year ending March 2024: \$730,000

## Comparable Properties



**2/11 Clare St BLACKBURN 3130 (REI)**

**Agent Comments**

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**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 12/04/2024  
**Property Type:** Unit  
**Land Size:** 151 sqm approx



**3/59 Blackburn Rd BLACKBURN 3130 (REI)**

**Agent Comments**

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**Price:** \$749,950  
**Method:** Private Sale  
**Date:** 06/04/2024  
**Property Type:** Unit



**2/410 Springfield Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**

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**Price:** \$748,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** Unit  
**Land Size:** 238 sqm approx