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

Address	1/9 Russell Street, Nunawading Vic 3131
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000	&	\$770,000
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Median sale price

Median price	\$730,000	Pro	perty Type Un	it		Suburb	Nunawading
Period - From	01/04/2023	to	31/03/2024	So	urce	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

1	2/11 Clare St BLACKBURN 3130	\$750,000	12/04/2024
<u> </u>	Z, TT Glaic of BE (GNEGHIV 0100	,	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.

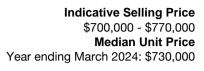
This Statement of Information was prepared on:	24/04/2024 14:05



Date of sale



Annie Shih 0421 943 079 annieshih@jelliscraig.com.au





Property Type: Unit **Agent Comments**

Comparable Properties



2/11 Clare St BLACKBURN 3130 (REI)

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



3/59 Blackburn Rd BLACKBURN 3130 (REI)

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

Agent Comments

Agent Comments



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

Price: \$748.000 Method: Auction Sale Date: 02/03/2024 Property Type: Unit

Land Size: 238 sqm approx

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



