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

108 Esdale Street, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,450,000		&		\$1,550,000				
Median sale p	rice								
Median price	\$1,202,500	Pro	operty Type	Hou	ISE		Suburb	Nunawading	
Period - From	01/01/2023	to	31/12/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	13 Shrewsbury Rd NUNAWADING 3131	\$1,560,000	11/11/2023
2	32 Wood St NUNAWADING 3131	\$1,520,000	28/09/2023
3	7 Latham Ct FOREST HILL 3131	\$1,500,000	07/10/2023

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:

13/01/2024 07:19





John Stack





Property Type: House (Res) **Land Size:** 697 sqm approx Agent Comments 9908 5700 0402 443 312 johnstack@jelliscraig.com.au

Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price Year ending December 2023: \$1,202,500

Comparable Properties



13 Shrewsbury Rd NUNAWADING 3131 (REI)



Price: \$1,560,000 Method: Auction Sale Date: 11/11/2023 Property Type: House (Res) Land Size: 909 sqm approx

Agent Comments

Agent Comments

Agent Comments



Price: \$1,520,000 Method: Private Sale Date: 28/09/2023 Property Type: House Land Size: 702 sqm approx



7 Latham Ct FOREST HILL 3131 (REI/VG)

32 Wood St NUNAWADING 3131 (REI/VG)

3



Price: \$1,500,000 Method: Auction Sale Date: 07/10/2023 Property Type: House Land Size: 852 sqm approx

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



propertydata

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