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 | 15 Sandy 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 | \$1,050,000 | & | \$1,150,000 |
|---------------|-------------|---|-------------|
| - | | | |

Median sale price

| Median price | \$1,210,000 | Pro | perty Type | House | | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-------------|--------------|
| 1 | 28 Gunyah Rd BLACKBURN NORTH 3130 | \$1,210,000 | 18/05/2024 |
| 2 | 2 Erskine St NUNAWADING 3131 | \$1,155,000 | 06/03/2024 |
| 3 | 30 Hedge End Rd NUNAWADING 3131 | \$1,040,000 | 15/05/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

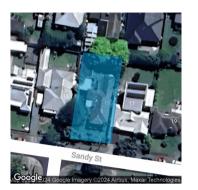
| This Statement of Information was prepared on: | 24/05/2024 10:43 |
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Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price Year ending March 2024: \$1,210,000



Property Type: House

Property Type: House Land Size: 708 sqm approx Agent Comments

Comparable Properties



28 Gunyah Rd BLACKBURN NORTH 3130

(REI)

4

— 1



Price: \$1,210,000 **Method:** Auction Sale **Date:** 18/05/2024

Property Type: House (Res) **Land Size:** 619 sqm approx

Agent Comments



2 Erskine St NUNAWADING 3131 (REI/VG)

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Price: \$1,155,000

Method: Sold Before Auction

Date: 06/03/2024

Property Type: House (Res) Land Size: 863 sqm approx Agent Comments



30 Hedge End Rd NUNAWADING 3131 (REI)

3

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6

Price: \$1,040,000

Method: Sold Before Auction

Date: 15/05/2024

Property Type: House (Res) Land Size: 659 sqm approx **Agent Comments**

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



