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

16 Nielsen Avenue, Nunawading Vic 3131

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$950,000		&		\$1,000,000			
Median sale p	rice							
Median price	\$1,231,500	Pro	operty Type	Hou	ISE		Suburb	Nunawading
Period - From	01/10/2023	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	5 Van Dieman Av NUNAWADING 3131	\$1,052,000	05/02/2024
2	9 Koroit St NUNAWADING 3131	\$1,005,000	02/04/2024
3	33 Tasman Av NUNAWADING 3131	\$990,000	20/01/2024

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:

08/04/2024 09:46



16 Nielsen Avenue, Nunawading Vic 3131



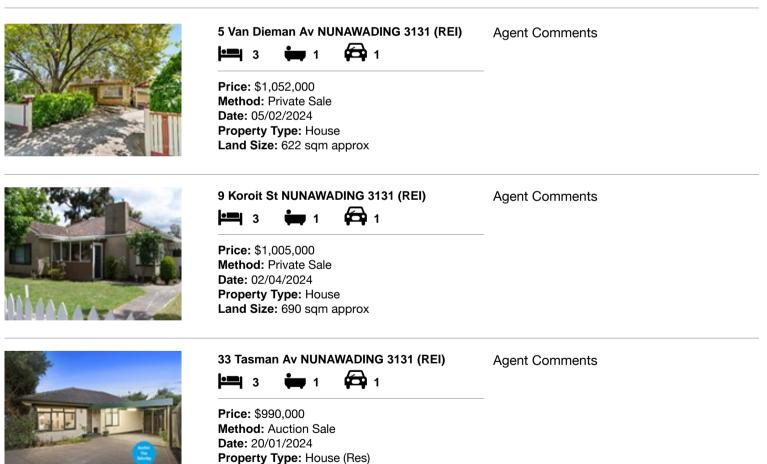
Daniel Bullen 9908 5700 0412 809 725 danielbullen@jelliscraig.com.au

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Property Type: House Land Size: 671 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$1,000,000 Median House Price December quarter 2023: \$1,231,500

Comparable Properties



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



propertydata

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Land Size: 604 sqm approx

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.