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

17 Laughlin Avenue, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$900,000		&		\$990,000			
Median sale price								
Median price	\$1,170,000	Pro	Property Type Hous		se S		Suburb	Nunawading
Period - From	01/04/2023	to	30/06/2023		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	314 Canterbury Rd FOREST HILL 3131	\$990,000	30/05/2023
2	223 Whitehorse Rd BLACKBURN 3130	\$975,000	26/06/2023
3	51 Rooks Rd MITCHAM 3132	\$950,000	02/04/2023

OR

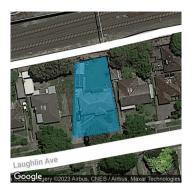
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

31/08/2023 16:14









Rooms: 5 Property Type: House (Res) Land Size: 592 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price June quarter 2023: \$1,170,000

Comparable Properties

Catabary REServer 2	314 Canterbury Rd FOREST HILL 3131 (REI) 3 1 2 Price: \$990,000 Method: Private Sale Date: 30/05/2023 Property Type: House (Res)	Agent Comments
	223 Whitehorse Rd BLACKBURN 3130 (REI/VG) 3 1 2 Price: \$975,000 Method: Private Sale Date: 26/06/2023 Property Type: House Land Size: 671 sqm approx	Agent Comments
	51 Rooks Rd MITCHAM 3132 (REI) 3 1 2 Price: \$950,000 Method: Auction Sale Date: 02/04/2023 Property Type: House (Res) Land Size: 715 sqm approx	Agent Comments

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



property data

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