

# 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

2/210 Central Road, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$920,000 & \$990,000

### Median sale price

Median price \$818,000 Property Type Unit Suburb Nunawading

Period - From 01/10/2023 to 31/12/2023 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	Price	Date of sale
1	20a Carween Av MITCHAM 3132	\$990,000	16/12/2023
2	1/36 Glen Valley Rd FOREST HILL 3131	\$980,000	28/10/2023
3	2/3 East India Av NUNAWADING 3131	\$926,000	25/11/2023

**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:

05/02/2024 11:54



3   -  

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$920,000 - \$990,000

**Median Unit Price**

December quarter 2023: \$818,000

## Comparable Properties



**20a Carween Av MITCHAM 3132 (REI)**

**Agent Comments**

3   2   2

**Price:** \$990,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** Unit

**Land Size:** 551 sqm approx



**1/36 Glen Valley Rd FOREST HILL 3131 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$980,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** Unit

**Land Size:** 459 sqm approx



**2/3 East India Av NUNAWADING 3131 (VG)**

**Agent Comments**

3   -   -

**Price:** \$926,000

**Method:** Sale

**Date:** 25/11/2023

**Property Type:** Flat/Unit/Apartment (Res)

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