## 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									
Range betweer	n \$920,000		&		\$990,000				
Median sale price									
Median price	\$818,000	Pro	operty Type	Unit			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.

Add	dress 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









**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) 3 2 2 2 Price: \$990,000 Method: Auction Sale Date: 16/12/2023 Property Type: Unit Land Size: 551 sqm approx	Agent Comments
	1/36 Glen Valley Rd FOREST HILL 3131 (REI/VG) 3 2 2 2 Price: \$980,000 Method: Auction Sale Date: 28/10/2023 Property Type: Unit Land Size: 459 sqm approx	Agent Comments
Harcourts	2/3 East India Av NUNAWADING 3131 (VG) 3	Agent Comments

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



propertydata

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