

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 2/6 Russell Street, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$730,000 Property Type Unit Suburb Nunawading

Period - From 29/05/2023 to 28/05/2024 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	Price	Date of sale
1	8/14 Jubilee St NUNAWADING 3131	\$592,000	03/02/2024
2	7/251 Springfield Rd NUNAWADING 3131	\$575,000	08/05/2024
3	5/251 Springfield Rd NUNAWADING 3131	\$572,500	11/04/2024

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: 29/05/2024 11:38

2/6 Russell Street, Nunawading Vic 3131



John Stack

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

29/05/2023 - 28/05/2024: \$730,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



8/14 Jubilee St NUNAWADING 3131 (REI/VG)

Agent Comments

2 1 1

Price: \$592,000

Method: Auction Sale

Date: 03/02/2024

Property Type: Unit



7/251 Springfield Rd NUNAWADING 3131 (REI)

Agent Comments

2 1 1

Price: \$575,000

Method: Private Sale

Date: 08/05/2024

Property Type: Unit



5/251 Springfield Rd NUNAWADING 3131 (REI)

Agent Comments

2 1 1

Price: \$572,500

Method: Private Sale

Date: 11/04/2024

Property Type: Unit

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



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