

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

20 Joanna Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,210,000

Property Type House

Suburb Nunawading

Period - From 01/04/2023

to 31/03/2024

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 | 18 Morden Ct NUNAWADING 3131 | \$1,280,000 | 10/02/2024 |
| 2 | 5 Caller Ct FOREST HILL 3131 | \$1,133,000 | 02/03/2024 |
| 3 | 22 Oleanda Cr NUNAWADING 3131 | \$1,112,500 | 04/02/2024 |

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:

29/04/2024 09:26



Property Type: House

Land Size: 621 sqm approx

Agent Comments

Comparable Properties



18 Morden Ct NUNAWADING 3131 (REI)

Agent Comments



Price: \$1,280,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 621 sqm approx



5 Caller Ct FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,133,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 642 sqm approx



22 Oleanda Cr NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$1,112,500

Method: Private Sale

Date: 04/02/2024

Property Type: House

Land Size: 647 sqm approx