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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,210,000	Pro	operty Type	Hou	se		Suburb	Nunawading
Period - From	01/04/2023	to	31/03/2024		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	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





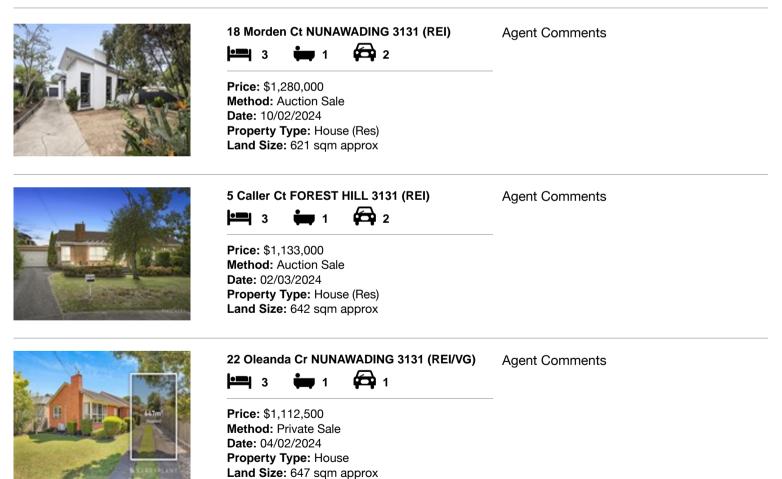




Property Type: House **Land Size:** 621 sqm approx Agent Comments Daniel Bullen 9908 5700 0412 809 725 danielbullen@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending March 2024: \$1,210,000

Comparable Properties



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



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