## 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

24 Betula Avenue, Nunawading Vic 3131

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$900,000		&		\$990,000					
Median sale pi	rice									
Median price	\$745,000	Pro	operty Type	Unit			Suburb	Nunawading		
Period - From	01/10/2022	to	30/09/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3/406 Canterbury Rd FOREST HILL 3131	\$950,000	05/07/2023
2	8/520 Mitcham Rd MITCHAM 3132	\$933,000	24/06/2023
3			

OR

**B**<sup>\*</sup> 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:

31/10/2023 11:32





Tynan Carr 0423466695 tynancarr@jelliscraig.com.au





Rooms: 5 Property Type: Townhouse Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median Unit Price Year ending September 2023: \$745,000

# **Comparable Properties**



3/406 Canterbury Rd FOREST HILL 3131 (VG) Agent Comments



Price: \$950,000 Method: Sale Date: 05/07/2023 Property Type: Strata Unit/Villa Unit/Townhouse - Single OYO Unit



8/520 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$933,000 Method: Auction Sale Date: 24/06/2023 Property Type: House (Res)

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.

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



Property data

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