

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$745,000 Property Type Unit Suburb Nunawading

Period - From 01/10/2022 to 30/09/2023 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 | 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\* 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



**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**