

# 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

28 Worrell Street, 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,231,500 Property Type House Suburb Nunawading

Period - From 01/10/2023 to 31/12/2023 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	57 Darvall St DONVALE 3111	\$1,182,000	15/08/2023
2	6 Astelot Dr DONVALE 3111	\$1,171,000	16/09/2023
3	26 Worrell St NUNAWADING 3131	\$1,050,000	30/09/2023

**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: 18/01/2024 14:17



 3    2    2

**Property Type:** House  
**Land Size:** 725 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
December quarter 2023: \$1,231,500

## Comparable Properties



57 Darvall St DONVALE 3111 (REI/VG)

**Agent Comments**

 3    2    2

**Price:** \$1,182,000  
**Method:** Private Sale  
**Date:** 15/08/2023  
**Property Type:** House  
**Land Size:** 662 sqm approx



6 Astelot Dr DONVALE 3111 (REI/VG)

**Agent Comments**

 3    1    1

**Price:** \$1,171,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** House (Res)  
**Land Size:** 668 sqm approx



26 Worrell St NUNAWADING 3131 (VG)

**Agent Comments**

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**Price:** \$1,050,000  
**Method:** Sale  
**Date:** 30/09/2023  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx

Account - Barry Plant | P: 03 9842 8888