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

29 Zander Avenue, 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		&		\$1,180,000			
Median sale p	rice							
Median price	\$1,150,000	Pro	operty Type	Hou	se		Suburb	Nunawading
Period - From	01/07/2022	to	30/06/2023		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 six months 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	13 Venice Av MITCHAM 3132	\$1,180,000	12/09/2023
2	72 Katrina St BLACKBURN NORTH 3130	\$1,170,000	23/04/2023
3	46 Surrey Rd BLACKBURN NORTH 3130	\$1,100,500	15/07/2023

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:

03/10/2023 17:28





John Stack 9908 5700 0402 443 312 johnstack@jelliscraig.com.au



Property Type: House (Previously Occupied - Detached) Land Size: 604 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,180,000 Median House Price Year ending June 2023: \$1,150,000

Comparable Properties



13 Venice Av MITCHAM 3132 (REI)



Price: \$1,180,000 Method: Private Sale Date: 12/09/2023 Property Type: House

Agent Comments



72 Katrina St BLACKBURN NORTH 3130 (VG) Agent Comments

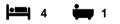


Price: \$1,170,000 Method: Sale Date: 23/04/2023 Property Type: House (Res) Land Size: 585 sqm approx



46 Surrey Rd BLACKBURN NORTH 3130 (REI) Agent Comments

2



Price: \$1,100,500 Method: Auction Sale Date: 15/07/2023 Property Type: House (Res) Land Size: 461 sqm approx

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



propertydata

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