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

2A Worrell Street, Nunawading Vic 3131

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$850,000		&		\$930,000			
Median sale p	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1/9 Raymond St BLACKBURN NORTH 3130	\$950,000	09/10/2023
2	2/48 Talford St DONCASTER EAST 3109	\$920,000	23/09/2023
3	4/32 Springvale Rd NUNAWADING 3131	\$905,000	18/08/2023

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:

26/10/2023 10:28





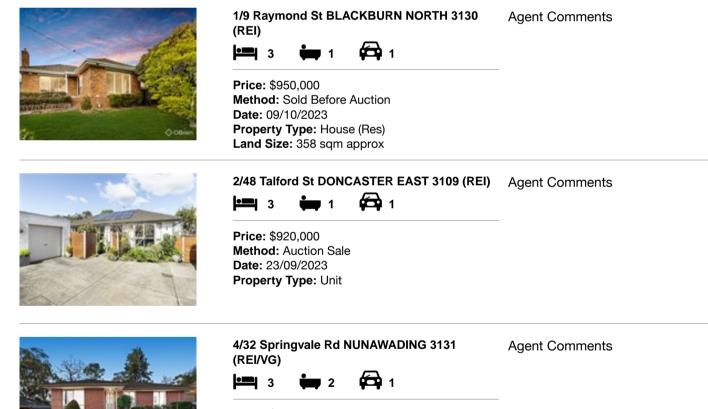
Annie Shih 0421 943 079 annieshih@jelliscraig.com.au





Property Type: Unit Land Size: 254 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$930,000 Median Unit Price Year ending September 2023: \$745,000

Comparable Properties





Price: \$905,000 Method: Sold Before Auction Date: 18/08/2023 Property Type: Unit

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



property data

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