

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

34 Lindsay Avenue, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$680,000

&

\$745,000

Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Nunawading

Period - From

13/03/2023

to

12/03/2024

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	28 Mckeon Rd MITCHAM 3132	\$800,000	21/02/2024
2	4/42 Greendale Rd DONCASTER EAST 3109	\$740,000	10/02/2024
3	1/1-3 Crest Gr NUNAWADING 3131	\$725,000	20/11/2023

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:

13/03/2024 20:19



3 1 2

Property Type: Unit
Land Size: 324 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$745,000
Median Unit Price
13/03/2023 - 12/03/2024: \$730,000

Comparable Properties



28 Mckean Rd MITCHAM 3132 (REI)

Agent Comments

2 1 1

Price: \$800,000
Method: Sold Before Auction
Date: 21/02/2024
Property Type: Unit



4/42 Greendale Rd DONCASTER EAST 3109 (REI)

Agent Comments

3 1 1

Price: \$740,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Unit
Land Size: 226 sqm approx



1/1-3 Crest Gr NUNAWADING 3131 (REI)

Agent Comments

2 1 1

Price: \$725,000
Method: Private Sale
Date: 20/11/2023
Property Type: Unit

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