

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 37 Ashwood Drive, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,140,500 Property Type House Suburb Nunawading

Period - From 01/04/2022 to 31/03/2023 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	6 Ashwood Dr NUNAWADING 3131	\$1,150,000	28/03/2023
2	19 Susanne Av NUNAWADING 3131	\$1,090,000	01/02/2023
3	30 Church St MITCHAM 3132	\$1,020,000	18/03/2023

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: 28/06/2023 19:33



5 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 629 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending March 2023: \$1,140,500

Comparable Properties



6 Ashwood Dr NUNAWADING 3131 (REI)

Agent Comments

4 1 1

Price: \$1,150,000
Method: Private Sale
Date: 28/03/2023
Property Type: House
Land Size: 600 sqm approx



19 Susanne Av NUNAWADING 3131 (REI/VG)

Agent Comments

4 1 2

Price: \$1,090,000
Method: Private Sale
Date: 01/02/2023
Property Type: House
Land Size: 595 sqm approx



30 Church St MITCHAM 3132 (REI/VG)

Agent Comments

4 1 2

Price: \$1,020,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 604 sqm approx

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