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

4 Alern Court, Nunawading Vic 3131

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au/ | /underquot | ing | | |
|-----------------|-------------------|------|--------------|--------|-------------|------|--------|------------|
| Range betwee | \$1,000,000 | | & | | \$1,100,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,227,500 | Pro | operty Type | Hou | se | | Suburb | Nunawading |
| Period - From | 01/07/2023 | 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 | 10 Alern Ct NUNAWADING 3131 | \$1,170,000 | 23/09/2023 |
| 2 | 17 Evandale Av NUNAWADING 3131 | \$1,080,000 | 05/10/2023 |
| 3 | 12 Trevor Ct NUNAWADING 3131 | \$950,000 | 23/08/2023 |

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:

25/10/2023 10:16





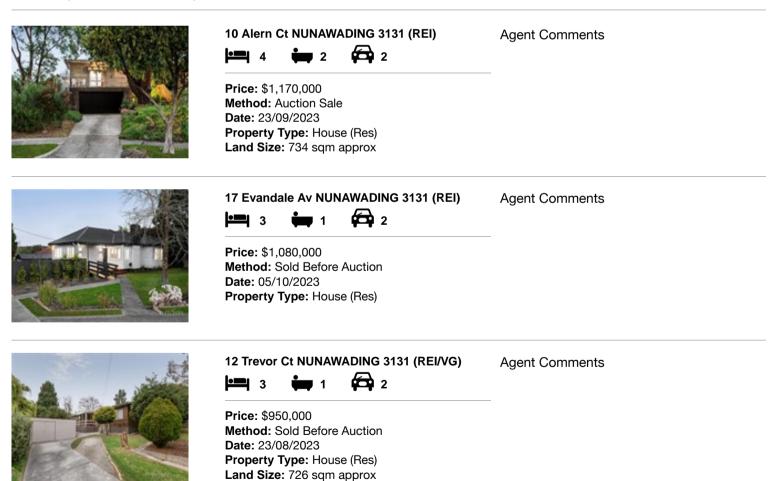




Property Type: House **Land Size:** 625 sqm approx Agent Comments Miranda Bailey 9908 5700 0431 535 009 mirandabailey@jelliscraig.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price September quarter 2023: \$1,227,500

Comparable Properties



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



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