

# 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

5 Bader Avenue, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$950,000

### Median sale price

Median price \$1,210,000 Property Type House Suburb Nunawading

Period - From 01/04/2023 to 31/03/2024 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	16 Nielsen Av NUNAWADING 3131	\$1,000,000	10/05/2024
2	45 Rooks Rd MITCHAM 3132	\$960,000	16/03/2024
3	22 Mcdowall St MITCHAM 3132	\$860,000	15/03/2024

**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:

13/06/2024 19:40

5 Bader Avenue, Nunawading Vic 3131

**Jellis  
Craig**

Stephen Le Get

9908 5700

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stephenleget@jellisrcraig.com.au

**Indicative Selling Price**

\$880,000 - \$950,000

**Median House Price**

Year ending March 2024: \$1,210,000



 3    1    1

**Property Type:** House

**Land Size:** 593 sqm approx

Agent Comments

## Comparable Properties



**16 Nielsen Av NUNAWADING 3131 (REI)**

Agent Comments

 3    1    1

**Price:** \$1,000,000

**Method:** Sold Before Auction

**Date:** 10/05/2024

**Property Type:** House (Res)

**Land Size:** 682 sqm approx



**45 Rooks Rd MITCHAM 3132 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$960,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House (Res)

**Land Size:** 593 sqm approx



**22 Mcdowall St MITCHAM 3132 (REI)**

Agent Comments

 3    1    2

**Price:** \$860,000

**Method:** Private Sale

**Date:** 15/03/2024

**Property Type:** House

**Land Size:** 447 sqm approx

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



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