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	6/38 Diosma Crescent, Nunawading Vic 3131

Indicative selling price

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

Range between | $1,050,000 | & | $1,150,000

Median sale price

Median price	$745,000	Property Type	Unit	Suburb	Nunawading
Period - From	01/10/2022	to	30/09/2023	Source	REIV

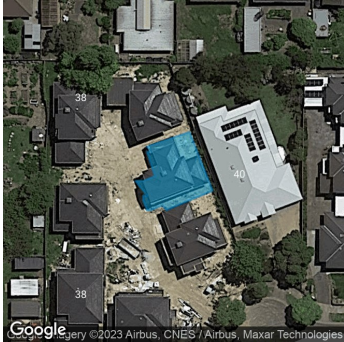**Comparable property sales (*Delete A or B below as applicable)**

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	14b Victoria Av MITCHAM 3132	$1,295,000	20/10/2023
2	36 Glebe St FOREST HILL 3131	$1,170,000	11/11/2023
3	9 Woodlands Gr MITCHAM 3132	$1,080,000	09/09/2023

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: 13/11/2023 09:59

Jellis Craig

Daniel Bullen
9908 5700
0412 809 725
danielbullen@jelliscraig.com.au

Indicative Selling Price
$1,050,000 - $1,150,000
Median Unit Price
Year ending September 2023: $745,000

🛏 3   🛁 2   🚗 2

Property Type: Townhouse
Land Size: 201 sqm approx

Agent Comments

Comparable Properties

14b Victoria Av MITCHAM 3132 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,295,000
Method: Private Sale
Date: 20/10/2023
Property Type: Townhouse (Single)

Agent Comments

36 Glebe St FOREST HILL 3131 (REI)

🛏 3   🛁 2   🚗 1

Price: $1,170,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 237 sqm approx

Agent Comments

9 Woodlands Gr MITCHAM 3132 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,080,000
Method: Auction Sale
Date: 09/09/2023
Property Type: Townhouse (Res)

Agent Comments

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