

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

70a Hedge End Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$745,000 Property Type Unit Suburb Nunawading

Period - From 01/01/2023 to 31/12/2023 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	22a Wooddale Gr DONVALE 3111	\$1,200,000	10/11/2023
2	1/196 Springfield Rd BLACKBURN 3130	\$1,190,888	10/02/2024
3	1/121 Mitcham Rd DONVALE 3111	\$1,155,000	02/02/2024

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: 10/04/2024 09:49



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

Year ending December 2023: \$745,000

Comparable Properties



22a Wooddale Gr DONVALE 3111 (REI/VG)

Agent Comments

4 2 2

Price: \$1,200,000

Method: Sold Before Auction

Date: 10/11/2023

Property Type: Townhouse (Res)



1/196 Springfield Rd BLACKBURN 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$1,190,888

Method: Auction Sale

Date: 10/02/2024

Property Type: Townhouse (Res)

Land Size: 287 sqm approx



1/121 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

4 3 2

Price: \$1,155,000

Method: Private Sale

Date: 02/02/2024

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999