

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

15 High Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,195,000 House X Unit Suburb Nunawading

Period - From 01/04/2017 to 30/06/2017 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 | 30 Wood St NUNAWADING 3131 | \$1,458,000 | 19/04/2017 |
| 2 | 12 Joyce St NUNAWADING 3131 | \$1,430,000 | 25/03/2017 |
| 3 | 10 Patterson St NUNAWADING 3131 | \$1,400,000 | 08/04/2017 |

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.~~

15 High Street, Nunawading Vic 3131

Stephen Le Get
9908 5700
0438 558 870
stephenleget@jellisrcraig.com.au



 4  2  2

Rooms:
Property Type: House
Land Size: 715 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
June quarter 2017: \$1,195,000

Comparable Properties



30 Wood St NUNAWADING 3131 (REI)

Agent Comments

 4  3  2

Price: \$1,458,000
Method: Sold Before Auction
Date: 19/04/2017
Rooms: 7
Property Type: House (Res)
Land Size: 760 sqm approx



12 Joyce St NUNAWADING 3131 (REI)

Agent Comments

 4  2  2

Price: \$1,430,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 784 sqm approx



10 Patterson St NUNAWADING 3131 (REI)

Agent Comments

 3  2  4

Price: \$1,400,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 773 sqm approx