Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	ale
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Address	15 High Street, Nunawading Vic 3131
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,195,000	Hou	se X	Unit		Sub	ourb Nunawading
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

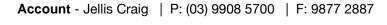
Comparable property sales (*Delete A or B below as applicable)

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.







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Property Type: House Land Size: 715 sqm approx

Agent Comments

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

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

Comparable Properties



30 Wood St NUNAWADING 3131 (REI)







Price: \$1,458,000

Method: Sold Before Auction

Date: 19/04/2017

Rooms: 7

Property Type: House (Res) Land Size: 760 sqm approx **Agent Comments**



12 Joyce St NUNAWADING 3131 (REI)







Agent Comments

Price: \$1,430,000 Method: Auction Sale Date: 25/03/2017 Rooms: -

Property Type: House (Res) Land Size: 784 sqm approx





Agent Comments







Price: \$1,400,000 Method: Auction Sale Date: 08/04/2017

Rooms: 5

Property Type: House (Res) Land Size: 773 sqm approx

Account - Jellis Craig | P: (03) 9908 5700 | F: 9877 2887





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