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	4/1 Gee Court, Nunawading Vic 3131

Indicative selling price

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

Range between $920,000 & $1,010,000

Median sale price

Median price $805,500 Property Type Unit Suburb Nunawading

Period - From 01/10/2021 to 31/12/2021 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	2/79 Esdale St NUNAWADING 3131	$1,075,000	18/02/2022
2	2/23 Mcclares Rd VERMONT 3133	$1,050,000	01/01/2022
3	2/3 Cedar Ct FOREST HILL 3131	$1,000,000	05/03/2022

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: 18/03/2022 13:05

4/1 Gee Court, Nunawading Vic 3131



3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$920,000 - $1,010,000
Median Unit Price
December quarter 2021: $805,500

Comparable Properties



2/79 Esdale St NUNAWADING 3131 (REI)

3 2 2

Price: $1,075,000
Method: Private Sale
Date: 18/02/2022
Property Type: Unit
Land Size: 256 sqm approx

Agent Comments



2/23 Mcclares Rd VERMONT 3133 (REI/VG)

3 2 2

Price: $1,050,000
Method: Private Sale
Date: 01/01/2022
Property Type: Unit
Land Size: 320 sqm approx

Agent Comments



2/3 Cedar Ct FOREST HILL 3131 (REI)

3 2 2

Price: $1,000,000
Method: Auction Sale
Date: 05/03/2022
Property Type: Townhouse (Res)
Land Size: 224 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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