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	1/3 Heather Grove, Nunawading Vic 3131

Indicative selling price

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

Range between $850,000 & $880,000

Median sale price

Median price $805,500 Property Type Unit Suburb Nunawading

Period - From 01/07/2021 to 30/06/2022 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	1/11 Jackson St FOREST HILL 3131	$902,000	08/10/2022
2	2/377 Springvale Rd FOREST HILL 3131	$880,000	20/08/2022
3	15 Marong Tce FOREST HILL 3131	$850,000	19/08/2022

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: 10/10/2022 10:47

1/3 Heather Grove, Nunawading Vic 3131

Charles Shi
9908 5706
0423 633 253
charlesshi@jelliscraig.com.au



3 2 2

Property Type: Unit
Land Size: 268 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $880,000
Median Unit Price
Year ending June 2022: $805,500

Comparable Properties



1/11 Jackson St FOREST HILL 3131 (REI)

3 2 1

Price: $902,000
Method: Auction Sale
Date: 08/10/2022
Property Type: House (Res)
Land Size: 306 sqm approx

Agent Comments



2/377 Springvale Rd FOREST HILL 3131 (REI)

3 2 1

Price: $880,000
Method: Auction Sale
Date: 20/08/2022
Property Type: Unit

Agent Comments



15 Marong Tce FOREST HILL 3131 (REI)

3 1 1

Price: $850,000
Method: Sold Before Auction
Date: 19/08/2022
Property Type: House (Res)
Land Size: 222 sqm approx

Agent Comments

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