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	19 Susanne Avenue, Nunawading Vic 3131

Indicative selling price

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

Single price $1,095,000

Median sale price

Median price $1,200,000 Property Type House Suburb Nunawading

Period - From 01/10/2021 to 30/09/2022 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	19 Dunfield Av MITCHAM 3132	$1,085,500	27/11/2022
2	7 Blackwood Ct NUNAWADING 3131	$1,065,000	08/10/2022
3	22 Laughlin Av NUNAWADING 3131	$1,051,000	10/12/2022

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: 15/12/2022 10:04

19 Susanne Avenue, Nunawading Vic 3131

Daniel Bullen
9908 5700
0412 809 725
danielbullen@jelliscraig.com.au



4 1 2

Property Type: House
Land Size: 595 sqm approx

Agent Comments

Indicative Selling Price
$1,095,000
Median House Price
Year ending September 2022: $1,200,000

Comparable Properties



19 Dunfield Av MITCHAM 3132 (REI)

4 1 -

Price: $1,085,500
Method: Private Sale
Date: 27/11/2022
Property Type: House (Res)
Land Size: 646 sqm approx

Agent Comments



7 Blackwood Ct NUNAWADING 3131 (REI)

4 1 2

Price: $1,065,000
Method: Auction Sale
Date: 08/10/2022
Property Type: House (Res)
Land Size: 916 sqm approx

Agent Comments



22 Laughlin Av NUNAWADING 3131 (REI)

3 1 2

Price: $1,051,000
Method: Auction Sale
Date: 10/12/2022
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments

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