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	17 O'Shannessy Street, Nunawading Vic 3131

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,170,000 Property Type House Suburb Nunawading

Period - From 01/04/2023 to 30/06/2023 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	14 Alwyn St MITCHAM 3132	$1,740,000	14/06/2023
2	10 Charles St NUNAWADING 3131	$1,570,000	24/06/2023
3	15 Gladys St NUNAWADING 3131	$1,550,000	08/07/2023

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: 19/07/2023 11:02

17 O'Shannessy Street, Nunawading Vic 3131

Christine Bafas
9908 5700
0427 835 610
christinebafas@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 602 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
June quarter 2023: $1,170,000

Comparable Properties



14 Alwyn St MITCHAM 3132 (REI)

4 2 2

Price: $1,740,000
Method: Private Sale
Date: 14/06/2023
Property Type: House (Res)
Land Size: 682 sqm approx

Agent Comments



10 Charles St NUNAWADING 3131 (REI)

5 3 3

Price: $1,570,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments



15 Gladys St NUNAWADING 3131 (REI)

4 2 4

Price: $1,550,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House
Land Size: 681 sqm approx

Agent Comments

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