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<br>Including suburb and postcode | 1/34 Hedge End Road, Nunawading Vic 3131 |

## Indicative selling price

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

Range between $620,000 & $680,000

## Median sale price

Median price $841,000 Property Type Unit Suburb Nunawading

Period - From 01/01/2023 to 31/03/2023 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 | 2/11 Hope Av DONVALE 3111 | $700,000 | 28/05/2023 |
| 2 | 3/1-3 Crest Gr NUNAWADING 3131 | $688,000 | 06/04/2023 |
| 3 | 2/51 Mcculloch St NUNAWADING 3131 | $600,000 | 21/06/2023 |

**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: 27/06/2023 09:38

# 1/34 Hedge End Road, Nunawading Vic 3131



2 1 1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**
$620,000 - $680,000
**Median Unit Price**
March quarter 2023: $841,000

## Comparable Properties



**2/11 Hope Av DONVALE 3111 (VG)**

2 - -

**Price:** $700,000
**Method:** Sale
**Date:** 28/05/2023
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments



**3/1-3 Crest Gr NUNAWADING 3131 (REI)**

2 1 1

**Price:** $688,000
**Method:** Private Sale
**Date:** 06/04/2023
**Property Type:** Unit
**Land Size:** 244 sqm approx

Agent Comments



**2/51 Mcculloch St NUNAWADING 3131 (REI)**

2 1 1

**Price:** $600,000
**Method:** Private Sale
**Date:** 21/06/2023
**Property Type:** Unit

Agent Comments

**Account** - Jellis Craig | P: (03) 9908 5700

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