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	24 Betula Avenue, Nunawading Vic 3131

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,185,000 Property Type House Suburb Nunawading

Period - From 01/10/2022 to 30/09/2023 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	2/71 Mcclares Rd VERMONT 3133	$1,015,000	09/11/2023
2	2/87 Springvale Rd NUNAWADING 3131	$956,000	11/11/2023
3			

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: 22/11/2023 14:34

24 Betula Avenue, Nunawading Vic 3131

Annie Shih
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4 3 1

Property Type: Townhouse (Single)
Land Size: 252 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
Year ending September 2023: $1,185,000

Comparable Properties



2/71 Mcclares Rd VERMONT 3133 (REI)

3 2 2

Price: $1,015,000
Method: Sold Before Auction
Date: 09/11/2023
Property Type: Townhouse (Res)
Land Size: 217 sqm approx

Agent Comments



2/87 Springvale Rd NUNAWADING 3131 (REI)

3 2 2

Price: $956,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Townhouse (Res)

Agent Comments

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.

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