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	5 Bader Avenue, Nunawading Vic 3131

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $1,238,000 Property Type House Suburb Nunawading

Period - From 01/07/2023 to 30/06/2024 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	53 Nicholson St NUNAWADING 3131	$900,000	11/05/2024
2	5 East India Av NUNAWADING 3131	$852,000	20/04/2024
3	22 Mcdowall St MITCHAM 3132	$860,000	15/03/2024

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: 31/07/2024 11:25

5 Bader Avenue, Nunawading Vic 3131

Stephen Le Get
9908 5700
0438 558 870
stephenleget@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 593 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
Year ending June 2024: $1,238,000

Comparable Properties

53 Nicholson St NUNAWADING 3131 (REI/VG)

3 2 1

Agent Comments

Price: $900,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 286 sqm approx



5 East India Av NUNAWADING 3131 (REI/VG)

2 1 1

Agent Comments

Price: $852,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 301 sqm approx



22 Mcdowall St MITCHAM 3132 (REI)

3 1 2

Agent Comments

Price: $860,000
Method: Private Sale
Date: 15/03/2024
Property Type: House
Land Size: 447 sqm approx

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