

# 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

6a Beryl Street, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$935,000

### 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	4/15 Harrison St MITCHAM 3132	\$916,200	25/05/2024
2	2/38 Worrell St NUNAWADING 3131	\$905,000	09/05/2024
3	2a Russell St NUNAWADING 3131	\$895,000	15/01/2024

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:

12/07/2024 14:08

6a Beryl Street, Nunawading Vic 3131

**Jellis  
Craig**

Grant Lynch

9908 5700

0408110 011

grantlynch@jellisrcraig.com.au

**Indicative Selling Price**

\$850,000 - \$935,000

**Median House Price**

Year ending June 2024: \$1,238,000



 3  1  1

**Property Type:**

**Land Size:** 319 sqm approx

**Agent Comments**

## Comparable Properties



**4/15 Harrison St MITCHAM 3132 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$916,200

**Method:** Auction Sale

**Date:** 25/05/2024

**Property Type:** Unit



**2/38 Worrell St NUNAWADING 3131 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$905,000

**Method:** Sold Before Auction

**Date:** 09/05/2024

**Property Type:** Unit

**Land Size:** 290 sqm approx



**2a Russell St NUNAWADING 3131 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$895,000

**Method:** Private Sale

**Date:** 15/01/2024

**Property Type:** House

**Land Size:** 288 sqm approx

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



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