

# 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

2/6 Russell Street, Nunawading Vic 3131

### Indicative selling price

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

Range between \$630,000 & \$690,000

### Median sale price

Median price

\$762,500

Property Type

Unit

Suburb

Nunawading

Period - From

26/04/2020

to

25/04/2021

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	3/4 Fir St BLACKBURN 3130	\$660,000	02/11/2020
2	13/39 Mount Pleasant Rd NUNAWADING 3131	\$642,000	03/12/2020
3	3/16 Erskine St NUNAWADING 3131	\$631,000	12/12/2020

**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:

26/04/2021 11:20



 2    1    1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$630,000 - \$690,000

**Median Unit Price**

26/04/2020 - 25/04/2021: \$762,500

## Comparable Properties



**3/4 Fir St BLACKBURN 3130 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$660,000

**Method:** Private Sale

**Date:** 02/11/2020

**Property Type:** Unit



**13/39 Mount Pleasant Rd NUNAWADING 3131 (VG)**

**Agent Comments**

 2    -    -

**Price:** \$642,000

**Method:** Sale

**Date:** 03/12/2020

**Property Type:** Strata Unit/Flat



**3/16 Erskine St NUNAWADING 3131 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$631,000

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** Unit