

## 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

Brand new Luxury 3 bed 2 bath 2 car Townhouse EFRON  
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) (\*Delete single price or range as applicable)

Single Price

\$1,255,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,120,000

Property type

House

Suburb

Nunawading

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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

1/1 BLACKWOOD COURT NUNAWADING VIC 3131	\$1,311,000	22-Apr-23
4 LAUGHLIN AVENUE NUNAWADING VIC 3131	\$1,285,000	09-Mar-23
1/32 WORRELL STREET NUNAWADING VIC 3131	\$1,210,000	22-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 13 October 2023



**1/1 BLACKWOOD COURT  
 NUNAWADING VIC 3131**

3 2 2

Sold Price **\$1,311,000** Sold Date **22-Apr-23**

Distance **0.46km**



**4 LAUGHLIN AVENUE  
 NUNAWADING VIC 3131**

3 2 2

Sold Price **\$1,285,000** Sold Date **09-Mar-23**

Distance **1.53km**



**1/32 WORRELL STREET  
 NUNAWADING VIC 3131**

3 2 2

Sold Price **\$1,210,000** Sold Date **22-Jul-23**

Distance **0.48km**

RS = Recent sale      UN = Undisclosed Sale

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