

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 29 Nicholson Street, Nunawading, VIC 3131

Indicative selling price

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

Price Range

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,098,750

Property Type

House

Suburb

Nunawading (3131)

Period - From

06/08/2023

to

06/08/2024

Source

Realestate

Comparable property sales

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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
251 SPRINGVALE ROAD, NUNAWADING VIC 3131	\$1,132,000	31/07/2024
10 TASMAN AVENUE, NUNAWADING VIC 3131	\$1,126,000	15/06/2024
37 MCCULLOCH STREET, NUNAWADING VIC 3131	\$1,102,000	25/05/2024

This Statement of Information was prepared on: 06/08/2024