

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

31 Morden Court, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price

\$1,140,500

Property Type

House

Suburb

Nunawading

Period - From

01/04/2022

to

31/03/2023

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	2 Justina St BLACKBURN 3130	\$1,285,000	08/11/2022
2	26 Jeffery St BLACKBURN 3130	\$1,275,000	18/01/2023
3	6 Flora Gr FOREST HILL 3131	\$1,255,000	26/11/2022

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:

18/04/2023 14:29

31 Morden Court, Nunawading Vic 3131

Harcourts

George Young
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Indicative Selling Price
\$1,200,000 - \$1,300,000

Median House Price
Year ending March 2023: \$1,140,500



3 -

Rooms: 4
Property Type: House (Res)
Land Size: 718 sqm approx
Agent Comments

Comparable Properties



2 Justina St BLACKBURN 3130 (REI/VG)

Agent Comments

3 1 3

Price: \$1,285,000
Method: Private Sale
Date: 08/11/2022
Property Type: House
Land Size: 715 sqm approx



26 Jeffery St BLACKBURN 3130 (REI/VG)

Agent Comments

3 2 2

Price: \$1,275,000
Method: Sold Before Auction
Date: 18/01/2023
Property Type: House (Res)
Land Size: 731 sqm approx



6 Flora Gr FOREST HILL 3131 (VG)

Agent Comments

3 - -

Price: \$1,255,000
Method: Sale
Date: 26/11/2022
Property Type: House (Res)
Land Size: 698 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000



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