# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

\$1,300,000

# Property offered for sale

Address	59 Sandy Street, Nunawading Vic 3131
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,400,000	&	\$1,460,000
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### Median sale price

Median price	\$1,205,000	Pro	perty Type	House		Suburb	Nunawading
Period - From	01/01/2024	to	31/03/2024		Source	REIV	

# Comparable property sales (\*Delete A or B below as applicable)

18a Sunnyside Av NUNAWADING 3131

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.

Ad	dress of comparable property	Price	Date of sale
1	4 Mark PI NUNAWADING 3131	\$1,525,000	12/04/2024
2	10a Nicholson St NUNAWADING 3131	\$1,468,000	20/03/2024

#### OR

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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:	07/06/2024 10:53



06/04/2024







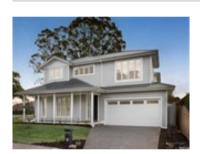




Property Type: House Land Size: 340 sqm approx **Agent Comments** 

**Indicative Selling Price** \$1,400,000 - \$1,460,000 **Median House Price** March quarter 2024: \$1,205,000

# Comparable Properties



4 Mark PI NUNAWADING 3131 (REI)





Price: \$1,525,000 Method: Private Sale Date: 12/04/2024 Property Type: House Land Size: 370 sqm approx **Agent Comments** 



10a Nicholson St NUNAWADING 3131 (REI/VG) Agent Comments





Price: \$1,468,000 Method: Private Sale Date: 20/03/2024 Property Type: House



18a Sunnyside Av NUNAWADING 3131 (REI)

Price: \$1,300,000 Method: Auction Sale Date: 06/04/2024

Property Type: House (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888



