

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

59 Sandy Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,400,000

&

\$1,460,000

Median sale price

Median price \$1,205,000

Property 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)

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 | 4 Mark PI NUNAWADING 3131 | \$1,525,000 | 12/04/2024 |
| 2 | 10a Nicholson St NUNAWADING 3131 | \$1,468,000 | 20/03/2024 |
| 3 | 18a Sunnyside Av NUNAWADING 3131 | \$1,300,000 | 06/04/2024 |

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:

07/06/2024 10:53



 4  3  2

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)

Agent Comments

 4  3  2

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



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

 4  3  1

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



18a Sunnyside Av NUNAWADING 3131 (REI)

Agent Comments

 4  3  2

Price: \$1,300,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)