

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

2/4 KOROIT STREET NUNAWADING VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$848,000

Property type

Unit

Suburb

Nunawading

Period-from

01 Feb 2024

to

31 Jan 2025

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

2A JOYCE STREET NUNAWADING VIC 3131	\$940,000	11-Oct-24
2/42 EFRON STREET NUNAWADING VIC 3131	\$972,500	13-Sep-24
1/57 SANDY STREET NUNAWADING VIC 3131	\$1,042,000	30-Nov-24

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: 10 February 2025



**2A JOYCE STREET NUNAWADING
VIC 3131**

3 2 1

Sold Price

\$940,000

Sold Date

11-Oct-24

Distance

0.9km



**2/42 EFRON STREET
NUNAWADING VIC 3131**

3 2 2

Sold Price

\$972,500

Sold Date

13-Sep-24

Distance

1.51km



**1/57 SANDY STREET
NUNAWADING VIC 3131**

3 1 1

Sold Price

^{RS} **\$1,042,000** ^{UN}

Sold Date

30-Nov-24

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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