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

18 Koroit Street, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,180,000		&		\$1,280,000				
Median sale p	rice								
Median price	\$1,210,000	Pro	operty Type	Hou	se		Suburb	Nunawading	
Period - From	26/04/2023	to	25/04/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	29 Zander Av NUNAWADING 3131	\$1,310,000	28/10/2023
2	18 Morden Ct NUNAWADING 3131	\$1,280,000	10/02/2024
3	176 Junction Rd NUNAWADING 3131	\$1,110,000	28/10/2023

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:

26/04/2024 10:51



Mc**Grath**

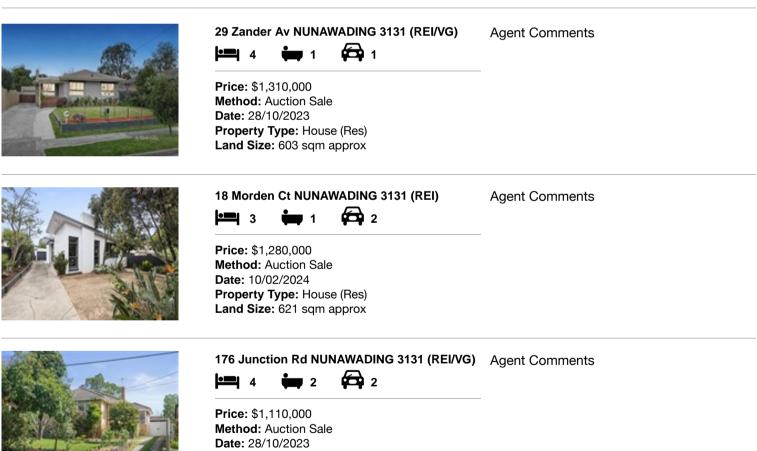




Property Type: House (Res) **Land Size:** 656 sqm approx Agent Comments Cherie Sun 03 9889 8800 0450 856 663 cheriesun@mcgrath.com.au

Indicative Selling Price \$1,180,000 - \$1,280,000 Median House Price 26/04/2023 - 25/04/2024: \$1,210,000

Comparable Properties



Date: 28/10/2023 Property Type: House (Res) Land Size: 618 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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