

# 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

18a Sunnyside Avenue, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,180,000 & \$1,280,000

### Median sale price

Median price \$1,205,000 Property Type House Suburb Nunawading

Period - From 06/03/2023 to 05/03/2024 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	20a Sunnyside Av NUNAWADING 3131	\$1,290,000	15/09/2023
2	2/75 Esdale St NUNAWADING 3131	\$1,240,000	18/10/2023
3	1/7 Luckie St NUNAWADING 3131	\$1,132,500	02/12/2023

**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: 06/03/2024 11:22



4 3 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,180,000 - \$1,280,000

**Median House Price**

06/03/2023 - 05/03/2024: \$1,205,000

## Comparable Properties



**20a Sunnyside Av NUNAWADING 3131 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,290,000

**Method:** Private Sale

**Date:** 15/09/2023

**Property Type:** House

**Land Size:** 305 sqm approx



**2/75 Esdale St NUNAWADING 3131 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,240,000

**Method:** Sold Before Auction

**Date:** 18/10/2023

**Property Type:** Townhouse (Res)



**1/7 Luckie St NUNAWADING 3131 (REI)**

Agent Comments

4 3 2

**Price:** \$1,132,500

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** Townhouse (Res)

**Land Size:** 272 sqm approx

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