

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

74 Esdale Street, Nunawading Vic 3131

Indicative selling price

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

Single price

\$1,790,000

Median sale price

Median price

\$1,170,000

Property Type

House

Suburb

Nunawading

Period - From

01/04/2023

to

30/06/2023

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	22 Rialton Av BLACKBURN NORTH 3130	\$1,900,500	09/09/2023
2	6 Merle St BLACKBURN NORTH 3130	\$1,760,000	18/07/2023
3	9 Gerbera Ct BLACKBURN NORTH 3130	\$1,745,000	27/03/2023

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:

09/09/2023 15:30



 5  2  0

Property Type: House

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



22 Rialton Av BLACKBURN NORTH 3130 (REI) **Agent Comments**

 4  2  -

Price: \$1,900,500

Method: Auction Sale

Date: 09/09/2023

Property Type: House

Land Size: 766 sqm approx

6 Merle St BLACKBURN NORTH 3130 (REI)

Agent Comments

 5  2  2

Price: \$1,760,000

Method: Private Sale

Date: 18/07/2023

Property Type: House (Res)

Land Size: 761 sqm approx



9 Gerbera Ct BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 6  3  1

Price: \$1,745,000

Method: Sold Before Auction

Date: 27/03/2023

Property Type: House (Res)

Land Size: 650 sqm approx