

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

33A Mcculloch Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

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	369 Springfield Rd NUNAWADING 3131	\$1,371,000	12/08/2023
2	7 Shady Gr NUNAWADING 3131	\$1,280,000	25/08/2023
3			

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: 08/09/2023 11:40



woodards 

33A McCulloch Street Nunawading

Additional information

Council Rates: \$1722.70pa (refer to S32)
 Water rates: \$187pq plus usage
 Land size: 796sqm approx.
 General Residential Zone- Schedule 1
 SLO- 9
 Hardwood timber floorboards
 New carpets upstairs
 Ducted heating
 Reverse cycle cooling
 Under stairs storage
 Security alarm
 Gas cooktop & electric oven
 Updated bathrooms
 Dual living
 Large entering deck

Rental Estimate

\$700-\$750pwk based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings and window furnishing as inspected

Close proximity to

Schools Mitcham Primary School (zoned - 1.27km)
 Whitehorse Primary School (1.46km)
 Mullauna Secondary College (zoned -1.23km)
 Blackburn High School (2.74km)

Shops Blackburn Square (2.8km)
 Forest Hill Chase (3.2km)
 Eastland Shopping Centre (4.7km)
 Box Hill Central (5.5km)

Parks Walker Park (650m)
 Tunstall Park (800m)
 Halliday Park reserve (1.9km)
 Mullum Mullum park (3.0km)

Transport Mitcham train station (1.6km)
 Bus 902 Chelsea to Airport West,
 Bus 273 The Pines SC - Nunawading Station

Terms

10% Deposit. 30/60/90 days or any other such terms that have been agreed to in writing by the vendor



Luke Banitsiotis
 0402 261 116



Jessica Hellmann
 0411 034 939