

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 4 Ashwood Drive, Nunawading Vic 3131

Indicative selling price

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

Single price \$1,020,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Nunawading

Period - From 01/07/2024

to 30/09/2024

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	9 Kendall St NUNAWADING 3131	\$1,025,000	07/12/2024
2	3 Suffolk St NUNAWADING 3131	\$1,119,000	23/11/2024
3	23 Tasman Av NUNAWADING 3131	\$1,000,000	09/11/2024

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:

18/12/2024 12:58



 3  1  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,020,000

Median House Price

September quarter 2024: \$1,200,000

Comparable Properties



9 Kendall St NUNAWADING 3131 (REI)

Agent Comments

 3  1  2

Price: \$1,025,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 590 sqm approx



3 Suffolk St NUNAWADING 3131 (REI)

Agent Comments

 3  1  1

Price: \$1,119,000

Method: Auction Sale

Date: 23/11/2024

Property Type: House (Res)

Land Size: 654 sqm approx



23 Tasman Av NUNAWADING 3131 (REI)

Agent Comments

 3  1  1

Price: \$1,000,000

Method: Auction Sale

Date: 09/11/2024

Property Type: House (Res)

Land Size: 593 sqm approx

Account - Barry Plant | P: 03 9842 8888