

# 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

14 Charles Street, Nunawading Vic 3131

### Indicative selling price

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

Single price

\$815,000

### Median sale price

Median price

\$1,125,000

Property Type

House

Suburb

Nunawading

Period - From

01/01/2023

to

31/03/2023

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		
2		
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:

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## 14 Charles Street Nunawading

### Additional information

Land size-263sqm approx.  
2 large bedrooms  
Master bedroom with WIR & Ensuite  
Separate bathroom  
Large living area  
Expansive kitchen with abundant storage  
Outdoor entertaining area  
Timber floors  
Low maintenance garden  
Storage shed  
Air conditioning  
Gas ducted heating

### Chattels

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

### Rental estimate

\$480-520 per week (approx.)

### Close proximity to

**Schools** Whitehorse Primary School- Zoned (650m)  
Donvale Primary School (1.04km)  
Mullauna Secondary College- Zoned (1.47km)  
Blackburn High School - (2.1km)

**Shops** Brand Smart (1.9km)  
Mitcham Shopping Centre (2.7km)  
Tunstall Square Shopping Centre (3.0km)  
Forest Hill Chase (4.0km)

**Parks** Koonung Creek Trail (450m)  
Tunstall Park (850m)  
Lindsay Avenue Linear Reserve (1.2km)  
Nicoll Park - Lead Free Dog Park (1.4km)

**Transport** Nunawading Train Station (1.8km)  
Bus 902 Chelsea - Airport West  
Bus 270 Box Hill to Mitcham Via Blackburn North  
Bus 273 The Pines SC to Nunawading Station  
Bus 303 City to Ringwood North Via Park Road

**Settlement** 30/60 days or any other such terms that have been agreed to in writing by the vendor



**Luke Banitsiotis**  
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**Julian Badenach**  
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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

**Blackburn 100 South Parade 9894 1000**

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