

# 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

4/38-40 Burnt Street, 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 \$690,000 & \$740,000

### Median sale price

Median price \$710,000 Property Type Unit Suburb Nunawading

Period - From 17/08/2022 to 16/08/2023 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	3/38-40 Burnt St NUNAWADING 3131	\$710,000	28/07/2023
2	2/38-40 Burnt St NUNAWADING 3131	\$695,000	29/06/2023
3	5/38-40 Burnt St NUNAWADING 3131	\$735,000	13/06/2023

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:

17/08/2023 16:55



 2  1  1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$690,000 - \$740,000

**Median Unit Price**

17/08/2022 - 16/08/2023: \$710,000

## Comparable Properties



**3/38-40 Burnt St NUNAWADING 3131 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$710,000

**Method:** Private Sale

**Date:** 28/07/2023

**Property Type:** Unit



**2/38-40 Burnt St NUNAWADING 3131 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$695,000

**Method:** Private Sale

**Date:** 29/06/2023

**Property Type:** Unit



**5/38-40 Burnt St NUNAWADING 3131 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$735,000

**Method:** Private Sale

**Date:** 13/06/2023

**Property Type:** Unit