

# 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

3 Ferdinand 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 \$870,000 & \$930,000

### Median sale price

Median price \$1,042,000 Property Type House Suburb Nunawading

Period - From 01/10/2024 to 31/12/2024 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	23 Tasman Av NUNAWADING 3131	\$1,000,000	09/11/2024
2	7 Ferdinand St NUNAWADING 3131	\$911,000	09/11/2024
3	46 Ormond Av MITCHAM 3132	\$900,000	10/10/2024

**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:

21/01/2025 14:14



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**Property Type:** House  
**Land Size:** 593 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$870,000 - \$930,000  
**Median House Price**  
December quarter 2024: \$1,042,000

## Comparable Properties



**23 Tasman Av NUNAWADING 3131 (REI)**

**Agent Comments**

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**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)  
**Land Size:** 593 sqm approx



**7 Ferdinand St NUNAWADING 3131 (REI)**

**Agent Comments**

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**Price:** \$911,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx

**46 Ormond Av MITCHAM 3132 (REI/VG)**

**Agent Comments**

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**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 10/10/2024  
**Property Type:** House (Res)  
**Land Size:** 554 sqm approx

**Account - Barry Plant** | P: 03 9842 8888