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

18 Koroit Street, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,250,000		&		\$1,350,000				
Median sale price									
Median price	\$1,205,000	Pro	Property Type Ho		ouse		Suburb	Nunawading	
Period - From	01/01/2024	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	32 Ashwood Dr NUNAWADING 3131	\$1,307,000	11/05/2024
2	1/9 Game St BLACKBURN 3130	\$1,280,000	07/03/2024
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.

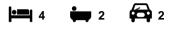
This Statement of Information was prepared on:

26/05/2024 20:40



Mc**Grath**





Property Type: House (Res) **Land Size:** 656 sqm approx Agent Comments Ripple Wu 03 9889 8800 0433 903 099 ripplewu@mcgrath.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price March quarter 2024: \$1,205,000

Comparable Properties

	32 Ashwood Dr NUNAWADING 3131 (REI) 4 3 3 2 Price: \$1,307,000 Method: Auction Sale Date: 11/05/2024 Property Type: House (Res) Land Size: 582 sqm approx	Agent Comments
Reference of the second s	1/9 Game St BLACKBURN 3130 (REI/VG) 3 2 2 2 Price: \$1,280,000 Method: Private Sale Date: 07/03/2024 Property Type: House	Agent Comments

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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802

propertydata



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