

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 between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,205,000

Property Type House

Suburb Nunawading

Period - From 01/01/2024

to

31/03/2024

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	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

Ripple Wu
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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

March quarter 2024: \$1,205,000



4 2 2

Property Type: House (Res)

Land Size: 656 sqm approx

Agent Comments

Comparable Properties



32 Ashwood Dr NUNAWADING 3131 (REI)

Agent Comments

4 3 2

Price: \$1,307,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 582 sqm approx



1/9 Game St BLACKBURN 3130 (REI/VG)

Agent Comments

3 2 2

Price: \$1,280,000

Method: Private Sale

Date: 07/03/2024

Property Type: House

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



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