

## 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

3/16 KOROIT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$868,500

Property type

Unit

Suburb

Nunawading

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

|  |           |           |
|--|-----------|-----------|
| 4/1-3 CREST GROVE NUNAWADING VIC 3131        | \$693,000 | 15-Nov-24 |
| 2/31 MOUNT PLEASANT ROAD NUNAWADING VIC 3131 | \$670,000 | 18-Jul-24 |
| 5/171-175 SURREY ROAD BLACKBURN VIC 3130     | \$656,000 | 07-Dec-24 |

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 6 months.

This Statement of Information was prepared on: 16 January 2025



## 4/1-3 CREST GROVE NUNAWADING VIC 3131

 2  1  3

Sold Price <sup>RS</sup> **\$693,000** <sup>UN</sup> Sold Date **15-Nov-24**

Distance **1.49km**



## 2/31 MOUNT PLEASANT ROAD NUNAWADING VIC 3131

 2  1  1

Sold Price **\$670,000** Sold Date **18-Jul-24**

Distance **1.13km**



## 5/171-175 SURREY ROAD BLACKBURN VIC 3130

 2  1  2

Sold Price <sup>RS</sup> **\$656,000** Sold Date **07-Dec-24**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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