

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

9 Eugenia Street, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,700,000

&

\$1,850,000

Median sale price

Median price \$1,325,000

Property Type House

Suburb Nunawading

Period - From 01/04/2021

to

30/06/2021

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	12 Oshannessy St NUNAWADING 3131	\$1,875,000	06/06/2021
2	47 Creek Rd MITCHAM 3132	\$1,810,000	10/04/2021
3	17 Koroit St NUNAWADING 3131	\$1,730,000	26/06/2021

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:

25/08/2021 16:42



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,850,000

Median House Price

June quarter 2021: \$1,325,000

Comparable Properties



12 Oshannessy St NUNAWADING 3131 (REI/VG)

Agent Comments

3 3 2

Price: \$1,875,000

Method: Auction Sale

Date: 06/06/2021

Property Type: House (Res)

Land Size: 645 sqm approx



47 Creek Rd MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$1,810,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)

Land Size: 423 sqm approx



17 Koroit St NUNAWADING 3131 (REI)

Agent Comments

4 2 2

Price: \$1,730,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 686 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017