

# 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

32 Nielsen Avenue, 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 \$1,020,000

&

\$1,120,000

### Median sale price

Median price \$1,170,000

Property Type House

Suburb Nunawading

Period - From 20/10/2022

to

19/10/2023

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	17 Efron St NUNAWADING 3131	\$1,189,000	24/06/2023
2	1 Hardwood Ct MITCHAM 3132	\$1,135,000	14/09/2023
3	3 Cottrell Ct NUNAWADING 3131	\$912,000	20/05/2023

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:

20/10/2023 15:42



 3    2    2

**Property Type:** House  
**Land Size:** 582 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,020,000 - \$1,120,000  
**Median House Price**  
20/10/2022 - 19/10/2023: \$1,170,000

## Comparable Properties



**17 Efron St NUNAWADING 3131 (REI/VG)**

**Agent Comments**

 3    2    3

**Price:** \$1,189,000  
**Method:** Auction Sale  
**Date:** 24/06/2023  
**Property Type:** House (Res)  
**Land Size:** 604.22 sqm approx



**1 Hardwood Ct MITCHAM 3132 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$1,135,000  
**Method:** Sold Before Auction  
**Date:** 14/09/2023  
**Property Type:** House (Res)  
**Land Size:** 582 sqm approx



**3 Cottrell Ct NUNAWADING 3131 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$912,000  
**Method:** Auction Sale  
**Date:** 20/05/2023  
**Property Type:** House (Res)  
**Land Size:** 561 sqm approx

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