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 Koroit Street, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	າ \$980,000		&		\$1,078,000					
Median sale price										
Median price	\$1,225,000	Property Type Ho		Hou	JSE		Suburb	Nunawading		
Period - From	28/10/2023	to	27/10/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	11 Tasman Av NUNAWADING 3131	\$955,500	19/10/2024
2	13 Oxford St NUNAWADING 3131	\$1,065,000	23/08/2024
3	13 Diosma Cr NUNAWADING 3131	\$1,010,000	17/08/2024

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:

28/10/2024 10:19



McGrath





Property Type: House Land Size: 689 sqm approx Agent Comments Indicative Selling Price \$980,000 - \$1,078,000 Median House Price 28/10/2023 - 27/10/2024: \$1,225,000

Comparable Properties

11 Tasman Av NUNAWADING 3131 (REI) 3 1 1 1 Price: \$955,500 Method: Auction Sale Date: 19/10/2024 Property Type: House (Res) Land Size: 608 sqm approx	Agent Comments
13 Oxford St NUNAWADING 3131 (REI)Image: 3Image: 1Image: 1Price: \$1,065,000Image: 1Image: 1Method: Sold Before AuctionImage: 1Image: 1Date: 23/08/2024Image: 23/08/2024Image: 1Property Type: House (Res)Image: 1Image: 1Land Size: 704 sqm approxImage: 1Image: 1	Agent Comments
13 Diosma Cr NUNAWADING 3131 (REI) 5 1 1 1 Price: \$1,010,000 Method: Auction Sale Date: 17/08/2024 Property Type: House (Res) Land Size: 710 sqm approx	Agent Comments

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



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