

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 between \$980,000 & \$1,078,000

Median sale price

Median price \$1,225,000 Property Type House Suburb Nunawading

Period - From 28/10/2023 to 27/10/2024 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	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



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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)

Agent Comments

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Price: \$955,500
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 608 sqm approx



13 Oxford St NUNAWADING 3131 (REI)

Agent Comments

 3
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Price: \$1,065,000
Method: Sold Before Auction
Date: 23/08/2024
Property Type: House (Res)
Land Size: 704 sqm approx



13 Diosma Cr NUNAWADING 3131 (REI)

Agent Comments

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Price: \$1,010,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 710 sqm approx