

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

6 McMurray Street Nunawading VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$768,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,500

Property type

Unit

Suburb

Nunawading

Period-from

01 Oct 2018

to

30 Sep 2019

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

8 McMurray Street Nunawading VIC 3131	\$740,000	21-Sep-19
2/81 Koonung Road Blackburn North VIC 3130	\$754,000	21-Sep-19

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: 01 October 2019



8 McMurray Street Nunawading VIC 3131 Sold Price ^{RS} **\$740,000** Sold Date **21-Sep-19**

 2  2  1

Distance **0.01km**



2/81 Koonung Road Blackburn North VIC 3130

Sold Price ^{RS} **\$754,000** Sold Date **21-Sep-19**

 2  1  1

Distance **1.57km**

RS = Recent sale **UN** = Undisclosed Sale

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