

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

17 CHERRYBROOK CLOSE 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

or range
between

\$1,780,000

&

\$1,880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,205,000

Property type

House

Suburb

Nunawading

Period-from

01 Apr 2023

to

31 Mar 2024

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

38 GOODWIN STREET BLACKBURN VIC 3130	1843000	05-Feb-24
25 GOODWIN STREET BLACKBURN VIC 3130	1860000	01-Dec-23
6 CRESSWELL CRESCENT MITCHAM VIC 3132	1780000	22-Feb-24

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: 10 April 2024



**38 GOODWIN STREET
BLACKBURN VIC 3130**

4 2 4

Sold Price

1843000

Sold Date **05-Feb-24**

Distance

1.79km



**25 GOODWIN STREET BLACKBURN
VIC 3130**

4 2 2

Sold Price

1860000

Sold Date **01-Dec-23**

Distance

1.74km



**6 CRESSWELL CRESCENT
MITCHAM VIC 3132**

4 2 2

Sold Price

^{RS} **1780000** ^{UN}

Sold Date **22-Feb-24**

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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