

# 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

14 High Street, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,430,000

### Median sale price

Median price \$1,231,500

Property Type House

Suburb Nunawading

Period - From 01/10/2023

to 31/12/2023

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		
2		
3		

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:

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## 14 High Street, Nunawading

### Additional information

Council Rates: \$1992pa (Refer S32)  
 Water Rates: \$185pq plus usage (Refer S32)  
 Neighbourhood Residential Zone Schedule 3  
 Significant Landscape Overlay Schedule 9  
 Land size: 717sqm approx.  
 Newly painted rendered brick home  
 Bosch induction cooktop & Bosch electric oven  
 Bosh dishwasher  
 Plumbed fridge space  
 New bathroom (fully tiled) with WI shower  
 New Escea gas log fireplace  
 Gas ducted heating  
 3 x split system AC units  
 Newly laid bitumen driveway  
 Large undercover deck  
 Oversized shed fitted with shelves & power points  
 New stormwater system

### Rental Estimate

\$580-600 pw based on current market conditions

### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

### Close proximity to

#### Schools

Blackburn Lake Primary- Florence St, Blackburn (500m)  
 St Thomas The Apostle- Central Rd, Blackburn (1.5km)  
 Forest Hill College- Mahoneys Rd, Burwood East (3.3km)  
 Nunawading Christian College- Central Rd, Nunawading (1km)  
 Deakin Uni- Burwood Hwy, Burwood (8.9km)

#### Shops

Forest Hill Chase- Canterbury Rd, Forest Hill (1.5km)  
 Blackburn Station Village- South Pde, Blackburn (2.1km)  
 Box Hill Central- Whitehorse Rd, Box Hill (5.2km)  
 Westfield- Doncaster Rd, Doncaster (8.5km)

#### Parks

Blackburn Lake- Central Rd, Blackburn (600m)  
 Playground- Clifton St, Blackburn (650m)

#### Transport

Nunawading station (1.2km)  
 Bus 902 Chelsea to Airport West  
 Bus 735 Box Hill to Nunawading  
 Bus 736 Mitcham to Blackburn

#### Settlement

10% deposit, balance 60/90 days



**Julian Badenach**

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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

**Blackburn 100 South Parade 9894 1000**

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