

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

67 Esdale Street, Nunawading, Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,180,000

Property type

House

Suburb

Nunawading

Period - From

01/10/2023

to

31/12/2023

Source



PropTrack

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
42 Glen Ebor Avenue, Blackburn, VIC 3130	\$1,521,000	20/07/2023
9 Simon Street, Blackburn North, VIC 3130	\$1,400,000	18/08/2023
45 Paula Crescent, Doncaster East, VIC 3109	\$1,500,000	11/12/2023

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: 16/01/2024