

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

NUNAWADING VIC 3131

Property offered for sale

Address
Including suburb and
postcode 18 MENIN ROAD, NUNAWADING

Indicative selling price range

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

Single price \$ or range between \$930,000 & \$1,023,000

Median sale price

Median price \$1,042,000 Property type HOUSE Suburb NUNAWADING

Period - From 31/10/2024 to 03/02/2024 Source REIV

Comparable property sales

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. 49 Kett Street, Nunawading, Vic 3131	\$930,000	25/10/2024
2. 23 Tasman Av NUNAWADING 3131	\$1,000,000	09/11/2024
3. 9 Kendall St NUNAWADING 3131	\$1,025,000	07/12/2024

This Statement of Information was prepared on: 03/02/2025