

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

3 bedrooms, 2.5 bathrooms, double car garage. brand new townhouse 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

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,090,000

Property type

Other

Suburb

Nunawading

Period-from

01 Aug 2022

to

31 Jul 2023

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

2/42 DIOSMA CRESCENT NUNAWADING VIC 3131	\$1,180,000	19-Jul-23
1/42 EFRON STREET NUNAWADING VIC 3131	\$1,180,000	01-Apr-23
2/43 MILTON STREET NUNAWADING VIC 3131	\$1,155,000	29-Jul-23

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: 25 August 2023



**2/42 DIOSMA CRESCENT
NUNAWADING VIC 3131**

 3  2  2

Sold Price ^{RS} **\$1,180,000** Sold Date **19-Jul-23**

Distance **1.67km**



**1/42 EFRON STREET
NUNAWADING VIC 3131**

 3  2  2

Sold Price **\$1,180,000** Sold Date **01-Apr-23**

Distance **0.72km**



**2/43 MILTON STREET
NUNAWADING VIC 3131**

 3  2  2

Sold Price ^{RS} **\$1,155,000** Sold Date **29-Jul-23**

Distance **1.56km**

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

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