

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

209/12 WOOD STREET 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

\$435,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$868,500

Property type

Unit

Suburb

Nunawading

Period-from

01 Jan 2024

to

31 Dec 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

G12/12 WOOD STREET NUNAWADING VIC 3131	\$445,000	25-Jun-24
313/12 WOOD STREET NUNAWADING VIC 3131	\$435,000	28-Aug-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: 09 January 2025



**612/12 WOOD STREET
NUNAWADING VIC 3131**

2 1 -

Sold Price **\$445,000** Sold Date **25-Jun-24**

Distance **0km**



**313/12 WOOD STREET
NUNAWADING VIC 3131**

2 1 1

Sold Price **\$435,000** Sold Date **28-Aug-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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