Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 40 Sandy Street, Nunawading Vic 3131

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|-------------|-----|---------------|--|-----------|------|--------|------------|--|--|
| Range betweer | n \$850,000 | | & | | \$900,000 | | | | | |
| Median sale price | | | | | | | | | | |
| Median price | \$1,042,000 | Pro | Property Type | | House | | Suburb | Nunawading | | |
| Period - From | 01/10/2024 | to | 31/12/2024 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-----------|--------------|
| 1 | 49 Kett St NUNAWADING 3131 | \$930,000 | 25/10/2024 |
| 2 | 13 Jessie St BLACKBURN NORTH 3130 | \$845,000 | 21/09/2024 |
| 3 | 13 Blue Hills Av NUNAWADING 3131 | \$987,000 | 07/09/2024 |

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:

17/03/2025 10:53









Property Type: House **Land Size:** 453 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$900,000 Median House Price December quarter 2024: \$1,042,000

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.

Comparable Properties

| 49 Kett St NUNAWADING 3131 (REI/VG) 3 1 2 1 Price: \$930,000 Method: Private Sale Date: 25/10/2024 Property Type: House Land Size: 588 sqm approx | Agent Comments |
|--|----------------|
| 13 Jessie St BLACKBURN NORTH 3130 (REI/VG) 1 3 1 Price: \$845,000 Method: Auction Sale Date: 21/09/2024 Property Type: House (Res) Land Size: 581 sqm approx | Agent Comments |
| 13 Blue Hills Av NUNAWADING 3131 (REI/VG) 1 2 Price: \$987,000 Method: Auction Sale Date: 07/09/2024 Property Type: House (Res) Land Size: 536 sqm approx | Agent Comments |

Account - Barry Plant | P: 03 9842 8888



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