

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

1/9 Lorikeet 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Nunawading

Period-from

01 Dec 2020

to

30 Nov 2021

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

1/3 Dagola Avenue Nunawading VIC 3131	\$910,000	16-Oct-21
1/10 Mount Pleasant Road Nunawading VIC 3131	\$868,000	02-Nov-21
2/8 Grey Street Vermont VIC 3133	\$921,000	11-Dec-21

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: 22 December 2021


1/3 Dagola Avenue Nunawading VIC 3131
 3  1  1

Sold Price

\$910,000

Sold Date

16-Oct-21

Distance

0.08km

1/10 Mount Pleasant Road Nunawading VIC 3131
 3  2  1

Sold Price

^{RS} **\$868,000**

Sold Date

02-Nov-21

Distance

0.69km

2/8 Grey Street Vermont VIC 3133
 3  1  2

Sold Price

^{RS} **\$921,000**

Sold Date

11-Dec-21

Distance

1.5km
RS = Recent sale

UN = Undisclosed Sale

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