

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

203 Central Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,650,000

&

\$1,800,000

Median sale price

Median price \$1,202,500

Property Type House

Suburb Nunawading

Period - From 01/01/2023

to 31/12/2023

Source 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.

	Address of comparable property	Price	Date of sale
1	20-22 Bessazile Av FOREST HILL 3131	\$2,000,000	03/02/2024
2	6 Jeffery St BLACKBURN 3130	\$1,700,000	02/03/2024
3	28 Cootamundra Cr BLACKBURN 3130	\$1,550,000	22/12/2023

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:

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203 Central Road, Nunawading

Additional information

Whitehorse Council Rates: \$2,689.80 approx.

Neighbourhood Residential Zone Schedule 1

Significant Landscape Overlay Schedule 2

Land size: 1437sqm approx.

Building size: 266sqm approx.

Granite fire place and stained glass windows

3 x living zones

Suitable for multi-generational living

Queensland spotted gum floorboards

Intercom system

Security alarm

Ducted vacuum

Updated kitchen with Miele appliances

Laundry with drying cupboard

Zoned ducted heating and refrigerated cooling

Garage with remote access

Outdoor entertaining area with remote awning

Work shop with power and garden shed

Beautiful landscaped gardens

Rental Estimate

\$850-950pw based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

Close proximity to

Schools

Blackburn Lake Primary School – zoned (800m)

St Thomas The Apostle- (1.4km)

Mullauna Secondary College – zoned (2.9km)

Nunawading Christian College- Central Rd, Nunawading (900m)

Shops

Forest Hill Chase- Canterbury Rd, Forest Hill (2.0km)

Blackburn Station Village- South Pde, Blackburn (2.1km)

Brentford Square Shops – Canterbury Road, Vermont (2.4km)

Box Hill Central- Whitehorse Rd, Box Hill (5.1km)

Westfield- Doncaster Rd, Doncaster (8.2km)

Parks

Blackburn Lake- Central Rd, Blackburn (550m)

Playground- Clifton St, Blackburn (1.0km)

Wren Close Playground (700m)

Transport

Nunawading station (750m)

Bus 902 Chelsea to Airport West

Bus 735 Box Hill to Nunawading

Bus 736 Mitcham to Blackburn

Settlement

10% deposit, balance 60/90 days



Rachel Waters
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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

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