

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

2/42 Efron Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,040,000 Property Type Townhouse Suburb Nunawading

Period - From 13/08/2023 to 12/08/2024 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	5/11 Cherry Gr DONVALE 3111	\$850,000	18/05/2024
2	2/5A Koroit St NUNAWADING 3131	\$950,000	15/05/2024
3	9 Gumleaf La MITCHAM 3132	\$975,000	13/03/2024

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:

13/08/2024 14:58



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

13/08/2023 - 12/08/2024: \$1,040,000

Comparable Properties



5/11 Cherry Gr DONVALE 3111 (REI/VG)

Agent Comments

 3  2  2

Price: \$850,000

Method: Auction Sale

Date: 18/05/2024

Property Type: Townhouse (Res)



2/5A Koroit St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  3  1

Price: \$950,000

Method: Sold Before Auction

Date: 15/05/2024

Property Type: Townhouse (Res)



9 Gumleaf La MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$975,000

Method: Sold Before Auction

Date: 13/03/2024

Property Type: Townhouse (Res)

Land Size: 250 sqm approx

Account - Barry Plant | P: 03 9842 8888