

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

140 JUNCTION ROAD NUNAWADING VIC3131

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

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
23 TASMAN AVENUE NUNAWADING VIC 3131	\$1,000,000	09-Nov-24
40 ASHWOOD DRIVE NUNAWADING VIC 3131	\$1,110,000	04-Nov-24
24 OSHANNESSY STREET NUNAWADING VIC 3131	\$1,122,450	14-Oct-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: 25 November 2024



23 TASMAN AVENUE
NUNAWADING VIC 3131

3 1 1

Sold Price ^{RS} **\$1,000,000** Sold Date **09-Nov-24**
Distance **0.17km**



40 ASHWOOD DRIVE
NUNAWADING VIC 3131

4 2 2

Sold Price ^{RS} **\$1,110,000** Sold Date **04-Nov-24**
Distance **0.8km**



24 OSHANNESSY STREET
NUNAWADING VIC 3131

3 1 1

Sold Price **\$1,000** Sold Date **19-Nov-01**
Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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