

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

1/3 Luckie Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,205,000

Property Type House

Suburb Nunawading

Period - From 01/01/2024

to

31/03/2024

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	6/38 Diosma Cr NUNAWADING 3131	\$1,140,000	31/01/2024
2	1/60 Springvale Rd NUNAWADING 3131	\$1,052,000	27/04/2024
3	1/8 Heather Gr NUNAWADING 3131	\$1,050,000	04/05/2024

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:

16/05/2024 12:13



3
 2
 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

March quarter 2024: \$1,205,000

Comparable Properties



6/38 Diosma Cr NUNAWADING 3131 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,140,000

Method: Private Sale

Date: 31/01/2024

Property Type: Townhouse (Res)

Land Size: 201 sqm approx



1/60 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments

3
 2
 2

Price: \$1,052,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Townhouse (Res)

Land Size: 320 sqm approx



1/8 Heather Gr NUNAWADING 3131 (REI)

Agent Comments

3
 2
 2

Price: \$1,050,000

Method: Auction Sale

Date: 04/05/2024

Property Type: Townhouse (Res)