## 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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,205,000	Pro	operty Type	Hou	se		Suburb	Nunawading
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ad	dress 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







Property Type: Townhouse (Single) Agent Comments

**Indicative Selling Price** \$1,050,000 - \$1,150,000 Median House Price March guarter 2024: \$1,205,000

# **Comparable Properties**



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



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



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)



**6** 2

Price: \$1,050,000 Method: Auction Sale Date: 04/05/2024 Property Type: Townhouse (Res)

#### Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799





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Agent Comments