

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 Erskine Street, Nunawading Vic 3131

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,231,500

Property Type

House

Suburb

Nunawading

Period - From

01/10/2023

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	66 Springvale Rd NUNAWADING 3131	\$1,238,000	28/10/2023
2	14 Tortice Av NUNAWADING 3131	\$1,225,000	25/11/2023
3	21 Eugenia St NUNAWADING 3131	\$1,110,000	12/12/2023

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:

15/02/2024 11:10

2 Erskine Street, Nunawading Vic 3131

Harcourts

Nima Goharpey
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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

December quarter 2023: \$1,231,500



5 bedrooms 2 bathrooms 1 car space

Property Type: House (Res)

Land Size: 863 sqm approx

Agent Comments

Comparable Properties



66 Springvale Rd NUNAWADING 3131 (REI/VG) **Agent Comments**

5 bedrooms 3 bathrooms 2 car spaces

Price: \$1,238,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 766 sqm approx



14 Tortice Av NUNAWADING 3131 (REI) **Agent Comments**

3 bedrooms 1 bathroom 1 car space

Price: \$1,225,000

Method: Sold Before Auction

Date: 25/11/2023

Property Type: House (Res)

Land Size: 697 sqm approx



21 Eugenia St NUNAWADING 3131 (REI/VG) **Agent Comments**

2 bedrooms 1 bathroom 2 car spaces

Price: \$1,110,000

Method: Private Sale

Date: 12/12/2023

Property Type: House

Land Size: 814 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000



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