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

7 Burnt Street, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,280,000		&		\$1,380,000				
Median sale price									
Median price	\$1,276,000	Property Type Hou		Hou	ise		Suburb	Nunawading	
Period - From	01/04/2024	to	30/06/2024		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	34 Luckie St NUNAWADING 3131	\$1,301,000	14/09/2024
2	58 Blackburn Rd BLACKBURN 3130	\$1,388,888	24/08/2024
3	16 Burnt St NUNAWADING 3131	\$1,232,000	10/08/2024

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:

25/09/2024 15:12



7 Burnt Street, Nunawading Vic 3131

Mc**Grath**





Rooms: 8 Property Type: House Land Size: 1100 sqm approx Agent Comments Peter Dragic 03 9877 1277 0432 151 700 peterdragic@mcgrath.com.au

Indicative Selling Price \$1,280,000 - \$1,380,000 Median House Price June quarter 2024: \$1,276,000

Comparable Properties

34 Luckie St NUNAWADING 3131 (REI) 1 1 2 Price: \$1,301,000 Method: Auction Sale Date: 14/09/2024 Property Type: House (Res) Land Size: 890 sqm approx	Agent Comments
58 Blackburn Rd BLACKBURN 3130 (REI) 3 1 1 1 Price: \$1,388,888 Method: Private Sale Date: 24/08/2024 Property Type: House Land Size: 936 sqm approx	Agent Comments
16 Burnt St NUNAWADING 3131 (REI)Image: 3Image: 1Image: 2Price: \$1,232,000Image: 2Method: Auction SaleDate: 10/08/2024Property Type: House (Res)Land Size: 803 sqm approx	Agent Comments

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



propertydata

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