

## 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

1/1 KETT STREET NUNAWADING VIC 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$786,000

Property type

Unit

Suburb

Nunawading

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

### 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

1/79 ESDALE STREET NUNAWADING VIC 3131	\$750,000	18-Feb-22
2/64-66 SHADY GROVE NUNAWADING VIC 3131	\$760,000	13-Nov-21
4/7 CREST GROVE NUNAWADING VIC 3131	\$761,888	13-Nov-21

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: 21 April 2022



### 1/79 ESDALE STREET NUNAWADING VIC 3131

 2  2  1

Sold Price

<sup>RS</sup> **\$750,000** Sold Date **18-Feb-22**

Distance **0.66km**


### 2/64-66 SHADY GROVE NUNAWADING VIC 3131

 3  2  2

Sold Price

<sup>RS</sup> **\$760,000** Sold Date **13-Nov-21**

Distance **2.62km**


### 4/7 CREST GROVE NUNAWADING VIC 3131

 2  1  1

Sold Price

<sup>RS</sup> **\$761,888** Sold Date **13-Nov-21**

Distance **1.07km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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