

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 32 Ashwood Drive, Nunawading, VIC 3131

Indicative selling price

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

Price Range \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,305,000 Property Type House Suburb Nunawading (3131)

Period - From 27/03/2023 to 27/03/2024 Source Realestate

Comparable property sales

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
37 ASHWOOD DRIVE, NUNAWADING VIC 3131	\$1,200,000	12/08/2023
52 KETT STREET, NUNAWADING VIC 3131	\$1,126,000	17/02/2024
10 NEWMAN ROAD, NUNAWADING VIC 3131	\$1,200,000	02/03/2024

This Statement of Information was prepared on: 15/04/2024