

# 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 Eugenia 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)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,170,000

Property Type House

Suburb Nunawading

Period - From 01/04/2023

to

30/06/2023

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	369 Springfield Rd NUNAWADING 3131	\$1,371,000	12/08/2023
2	6 Evandale Av NUNAWADING 3131	\$1,251,000	03/06/2023
3	12 Eugenia St NUNAWADING 3131	\$1,000,000	14/03/2023

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:

16/08/2023 17:34



 4  2  2

**Property Type:** Flat

**Land Size:** 851 sqm approx

**Agent Comments**

3 living areas

## Comparable Properties



**369 Springfield Rd NUNAWADING 3131 (REI)**

**Agent Comments**

 6  3  2

**Price:** \$1,371,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** House (Res)

**Land Size:** 804 sqm approx



**6 Evandale Av NUNAWADING 3131 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,251,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** House (Res)

**Land Size:** 672 sqm approx



**12 Eugenia St NUNAWADING 3131 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 14/03/2023

**Property Type:** House

**Land Size:** 605 sqm approx