## 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									
Range betweer	n \$1,150,000		&		\$1,250,000				
Median sale price									
Median price	\$1,170,000	Pro	Property Type Ho		use		Suburb	Nunawading	
Period - From	01/04/2023	to	30/06/2023		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.

Ade	dress 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.

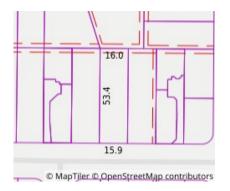
This Statement of Information was prepared on:

16/08/2023 17:34



7 Eugenia Street, Nunawading Vic 3131







Property Type: Flat Land Size: 851 sqm approx Agent Comments 3 living areas Jeff Anderson (03) 9835 1151 0411 222 744 jeffa@rosshunt.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price June quarter 2023: \$1,170,000

# **Comparable Properties**

369 Springfield Rd NUNAWADING 3131 (REI) 6 3 3 6 2 Price: \$1,371,000 Method: Auction Sale Date: 12/08/2023 Property Type: House (Res) Land Size: 804 sqm approx	Agent Comments
6 Evandale Av NUNAWADING 3131 (REI) 4 2 2 2 Price: \$1,251,000 Method: Auction Sale Date: 03/06/2023 Property Type: House (Res) Land Size: 672 sqm approx	Agent Comments
12 Eugenia St NUNAWADING 3131 (REI/VG) 3 1 2 2 Price: \$1,000,000 Method: Private Sale Date: 14/03/2023 Property Type: House Land Size: 605 sqm approx	Agent Comments

#### Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044





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