

# 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 2/59 Oshannessy 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 \$690,000 & \$750,000

### Median sale price

Median price \$770,000 Property Type Unit Suburb Nunawading

Period - From 01/07/2022 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 | 2/28 Victoria Av MITCHAM 3132         | \$745,000 | 06/05/2023   |
| 2 | 3/5 Mount Pleasant Rd NUNAWADING 3131 | \$745,000 | 25/02/2023   |
| 3 | 5 Beech St NUNAWADING 3131            | \$730,000 | 22/04/2023   |

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.~~

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**Indicative Selling Price**

\$690,000 - \$750,000

**Median Unit Price**

Year ending June 2023: \$770,000



**Property Type:**

Agent Comments

## Comparable Properties



**2/28 Victoria Av MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$745,000

**Method:** Private Sale

**Date:** 06/05/2023

**Property Type:** House

**Land Size:** 264 sqm approx



**3/5 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)**

Agent Comments



**Price:** \$745,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** Unit

**Land Size:** 221 sqm approx



**5 Beech St NUNAWADING 3131 (REI/VG)**

Agent Comments



**Price:** \$730,000

**Method:** Auction Sale

**Date:** 22/04/2023

**Property Type:** Unit

**Land Size:** 243 sqm approx

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