

## 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

9 OLEANDA CRESCENT NUNAWADING VIC 3131

### Indicative selling price

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

Single Price

or range  
between

\$880,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,211,000

Property type

House

Suburb

Nunawading

Period-from

01 Nov 2023

to

31 Oct 2024

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

5 BADER AVENUE NUNAWADING VIC 3131

\$880,000

23-Aug-24

74 MCCULLOCH STREET NUNAWADING VIC 3131

\$860,000

29-Aug-24

4 GRACE COURT MITCHAM VIC 3132

\$920,000

05-Oct-24

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.~~

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**5 BADER AVENUE NUNAWADING  
VIC 3131**

 3  1  1

Sold Price <sup>RS</sup> **\$880,000** <sup>UN</sup> Sold Date **23-Aug-24**

Distance **1.89km**



**74 MCCULLOCH STREET  
NUNAWADING VIC 3131**

 3  1  1

Sold Price <sup>RS</sup> **\$860,000** Sold Date **29-Aug-24**

Distance **1.44km**



**4 GRACE COURT MITCHAM VIC  
3132**

 3  1  1

Sold Price <sup>RS</sup> **\$920,000** Sold Date **05-Oct-24**

Distance **0.74km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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