

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

109 Esdale Street, Nunawading, VIC 3131

Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price

\$1,230,000

Property Type

House

Suburb

Nunawading

Period - From

13/06/2024

to

12/12/2024

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------------|--------------|
| 1 9 Koroit St, Nunawading Vic | \$1,235,000 | 23/11/2024 |
| 2 81 Esdale St, Nunawading Vic | \$1,365,000 | 26/08/2024 |
| 3 34 Luckie St, Nunawading Vic | \$1,301,000 | 14/09/2024 |

This Statement of Information was prepared on:

13/12/2024