

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/9 Wood Street Nunawading, 3131
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Indicative selling price

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

Range between	\$720,000 & \$790,000
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Median sale price

Median price	\$658,750	Property Type	NOT PROVIDED	Suburb	NUNAWADING
Period - From	04-Jun-2021	to	03-Jun-2022	Source	realestate.com.au

Comparable property sales

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	1B Savage Court, Nunawading, Vic 3131	\$755,000	28-May-2022
2	2/10 Mount Pleasant Road, Nunawading, Vic 3131	\$801,000	21-May-2022
3	103 Springvale Road, Nunawading, Vic 3131	\$790,000	02-Jul-2022

This statement of information was prepared on 30-Jul-2022 at 5:14:35 PM EST