

# 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

3/51 Mcculloch 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 \$500,000 & \$550,000

### Median sale price

Median price

\$757,500

Property Type

Unit

Suburb

Nunawading

Period - From

07/08/2022

to

06/08/2023

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	3/24 Harrison St MITCHAM 3132	\$542,000	07/02/2023
2	1/36 Efron St NUNAWADING 3131	\$540,000	06/04/2023
3	6/117 Surrey Rd BLACKBURN NORTH 3130	\$535,000	11/07/2023

**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:

07/08/2023 11:01

3/51 Mcculloch Street, Nunawading Vic 3131

**McGrath**

Evan Zhang  
0430838662  
evanzhang@mcgrath.com.au



3   2   0

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
07/08/2022 - 06/08/2023: \$757,500

## Comparable Properties



**3/24 Harrison St MITCHAM 3132 (VG)**

**Agent Comments**

2   -   -

**Price:** \$542,000  
**Method:** Sale  
**Date:** 07/02/2023  
**Property Type:** Flat/Unit/Apartment (Res)



**1/36 Efron St NUNAWADING 3131 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 06/04/2023  
**Property Type:** Unit



**6/117 Surrey Rd BLACKBURN NORTH 3130 (REI)**

**Agent Comments**

2   1   1

**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 11/07/2023  
**Property Type:** Unit  
**Land Size:** 142 sqm approx

**Account - McGrath Box Hill** | P: 03 9889 8800 | F: 03 9889 8802



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