

# 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

24 Nicholson 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,300,000 Property Type House Suburb Nunawading

Period - From 01/07/2021 to 30/09/2021 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	10 Nicholson St NUNAWADING 3131	\$1,300,000	26/07/2021
2	26 Abelia St FOREST HILL 3131	\$1,230,000	13/11/2021
3	4 Mark PI NUNAWADING 3131	\$1,200,000	30/10/2021

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:

20/01/2022 10:26



 3  1  1

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 729 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000 - \$1,300,000  
**Median House Price**  
 September quarter 2021: \$1,300,000

## Comparable Properties



**10 Nicholson St NUNAWADING 3131 (VG)**

Agent Comments

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**Price:** \$1,300,000  
**Method:** Sale  
**Date:** 26/07/2021  
**Property Type:** House (Res)  
**Land Size:** 668 sqm approx



**26 Abelia St FOREST HILL 3131 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,230,000  
**Method:** Auction Sale  
**Date:** 13/11/2021  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



**4 Mark PI NUNAWADING 3131 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 30/10/2021  
**Property Type:** House (Res)  
**Land Size:** 716 sqm approx

**Account - Barry Plant** | P: 03 9842 8888