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

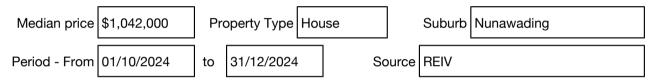
3 Ferdinand Street, Nunawading Vic 3131

Indicative selling price

	For the meaning	of this pri	ce see cor	sumer.vic.gov	.au/underquoting
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Single price \$970,000

Median sale price



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.

Ade	dress of comparable property	Price	Date of sale
1	23 Tasman Av NUNAWADING 3131	\$1,000,000	09/11/2024
2	7 Ferdinand St NUNAWADING 3131	\$911,000	09/11/2024
3	46 Ormond Av MITCHAM 3132	\$900,000	10/10/2024

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:

24/02/2025 11:41









Property Type: House Land Size: 586 sqm approx Agent Comments Indicative Selling Price \$970,000 Median House Price December quarter 2024: \$1,042,000

Comparable Properties

	23 Tasman Av NUNAWADING 3131 (REI/VG) 3 1 1 1 Price: \$1,000,000 Method: Auction Sale Date: 09/11/2024 Property Type: House (Res) Land Size: 593 sqm approx	Agent Comments	
A Contraction of the second	7 Ferdinand St NUNAWADING 3131 (REI/VG) 3 1 1 1 Price: \$911,000 Method: Auction Sale Date: 09/11/2024 Property Type: House (Res) Land Size: 585 sqm approx	Agent Comments	
	46 Ormond Av MITCHAM 3132 (REI/VG) ■ 3 1 2 1 Price: \$900,000 Method: Private Sale Date: 10/10/2024 Property Type: House (Res) Land Size: 554 sqm approx	Agent Comments	

Account - Barry Plant | P: 03 9842 8888



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