

# 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 9 Koroit 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) (\*Delete single price or range as applicable)

Single price \$\* or range between \$920,000 & \$1,010,000

### Median sale price

Median price \$1,185,000 Property type *house* Suburb Nunawading

Period - From 22 Sept 23 to 22 Feb 24 Source Core Logic

### Comparable property sales

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. 17 EVANDALE AVENUE, Nunawading Vic 3131	\$1,080,000	6 Oct 2023
2. 88 Surrey Road, Nunawading Vic 3131	\$1,052,500	12 Jan 2024
3. 44 Worrell Street, Nunawading Vic 3131	\$963,000	20 Sept 2023

This Statement of Information was prepared on: 22<sup>nd</sup> February 2024