

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

2/19 BURNT STREET NUNAWADING VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$872,000

Property type

Unit

Suburb

Nunawading

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

8/19 BURNT STREET NUNAWADING VIC 3131	\$589,000	02-May-24
8/14 JUBILEE STREET NUNAWADING VIC 3131	\$592,000	03-Feb-24
2/51 MCCULLOCH STREET NUNAWADING VIC 3131	\$600,000	17-Jun-23

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 6 months.

This Statement of Information was prepared on: 09 September 2024



**8/19 BURNT STREET
NUNAWADING VIC 3131**

 2  1  1

Sold Price **\$589,000** Sold Date **02-May-24**

Distance **0.04km**



**8/14 JUBILEE STREET
NUNAWADING VIC 3131**

 2  1  1

Sold Price **\$592,000** Sold Date **03-Feb-24**

Distance **0.39km**



**2/51 MCCULLOCH STREET
NUNAWADING VIC 3131**

 2  1  1

Sold Price **\$600,000** Sold Date **17-Jun-23**

Distance **0.66km**



**3/17 BURNT STREET
NUNAWADING VIC 3131**

 2  1  1

Sold Price **\$660,000** Sold Date **06-May-23**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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