

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

89 NUNNS ROAD SNAKE VALLEY VIC 3351

Indicative selling price

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

Single Price

or range
between

\$650,000

&

\$670,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

4 LAURENCE DRIVE SNAKE VALLEY VIC 3351	\$590,000	26-Oct-23
103 CAREYS ROAD SCARSDALE VIC 3351	\$620,000	25-Oct-24
181 SCARSDALE-PITFIELD ROAD NEWTOWN VIC 3351	\$630,000	13-Dec-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 21 July 2025



4 LAURENCE DRIVE SNAKE VALLEY VIC 3351

3 1 8

Sold Price

\$590,000

Sold Date

26-Oct-23

Distance

2.45km



103 CAREYS ROAD SCARSDALE VIC 3351

3 1 2

Sold Price

\$620,000

Sold Date

25-Oct-24

Distance

8.47km



181 SCARSDALE-PITFIELD ROAD NEWTOWN VIC 3351

3 1 4

Sold Price

\$630,000

Sold Date

13-Dec-24

Distance

9.21km



118 STATION LANE CARNGHAM VIC 3351

3 1 2

Sold Price

\$635,000

Sold Date

11-Sep-24

Distance

5km



229 FLAGSTAFF RIDGE ROAD LINTON VIC 3360

3 1 2

Sold Price

\$670,000

Sold Date

25-Mar-25

Distance

9.06km



19 WAVERLEY STREET LINTON VIC 3360

3 1 1

Sold Price

\$675,000

Sold Date

15-Apr-25

Distance

8.59km

RS = Recent sale

UN = Undisclosed Sale

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2 HALLS LANE SNAKE VALLEY VIC 3351

Sold Price

\$680,000 Sold Date **20-May-24**

 4  2  3

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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