

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

1/1 BLACKWOOD COURT 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

\$1,255,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,500

Property type

Unit

Suburb

Nunawading

Period-from

01 Aug 2023

to

31 Jul 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

2/87 SPRINGVALE ROAD NUNAWADING VIC 3131	\$956,000	11-Nov-23
2/1 TASMAN AVENUE NUNAWADING VIC 3131	\$960,000	27-Jun-24
1/3 LUCKIE STREET NUNAWADING VIC 3131	\$1,306,000	01-Jun-24

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: 08 August 2024

	2/87 SPRINGVALE ROAD NUNAWADING VIC 3131  3  2  2	Sold Price \$956,000 Sold Date 11-Nov-23 Distance 0.74km
	2/1 TASMAN AVENUE NUNAWADING VIC 3131  3  2  2	Sold Price ^{RS} \$960,000 Sold Date 27-Jun-24 Distance 1.1km
	1/3 LUCKIE STREET NUNAWADING VIC 3131  3  2  2	Sold Price ^{RS} \$1,306,000 Sold Date 01-Jun-24 Distance 0.96km

RS = Recent sale

UN = Undisclosed Sale

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