

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

Brand new Luxury 3 bed 2 bath 2 car Townhouse EFRON
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

\$1,255,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,120,000

Property type

House

Suburb

Nunawading

Period-from

01 Oct 2022

to

30 Sep 2023

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

1/1 BLACKWOOD COURT NUNAWADING VIC 3131	\$1,311,000	22-Apr-23
4 LAUGHLIN AVENUE NUNAWADING VIC 3131	\$1,285,000	09-Mar-23
1/32 WORRELL STREET NUNAWADING VIC 3131	\$1,210,000	22-Jul-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: 13 October 2023



**1/1 BLACKWOOD COURT
NUNAWADING VIC 3131**

 3  2  2

Sold Price **\$1,311,000** Sold Date **22-Apr-23**

Distance **0.46km**



**4 LAUGHLIN AVENUE
NUNAWADING VIC 3131**

 3  2  2

Sold Price **\$1,285,000** Sold Date **09-Mar-23**

Distance **1.53km**



**1/32 WORRELL STREET
NUNAWADING VIC 3131**

 3  2  2

Sold Price **\$1,210,000** Sold Date **22-Jul-23**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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