

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

1/1-3 CREST GROVE 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

or range
between

\$670,000

&

\$737,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,700

Property type

Unit

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

1/34 HEDGE END ROAD NUNAWADING VIC 3131	\$708,000	22-Jul-23
2/59 OSHANNESSY STREET NUNAWADING VIC 3131	\$750,000	12-Aug-23
13/2 CHIPPEWA AVENUE MITCHAM VIC 3132	\$695,000	25-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: 23 October 2023

**1/34 HEDGE END ROAD
NUNAWADING VIC 3131**

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Sold Price **\$708,000** Sold Date **22-Jul-23**Distance **0.66km****2/59 OSHANNESSY STREET
NUNAWADING VIC 3131**

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Sold Price ^{RS} **\$750,000** Sold Date **12-Aug-23**Distance **0.86km****13/2 CHIPPEWA AVENUE MITCHAM
VIC 3132**

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Sold Price **\$695,000** Sold Date **25-Jul-23**Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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