Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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/19 Eugenia Street, Nunawading Vic 3131
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$820,000	Range between	\$750,000	&	\$820,000
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Median sale price

Median price	\$818,000	Pro	perty Type U	nit		Suburb	Nunawading
Period - From	01/10/2023	to	31/12/2023	So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	2a Russell St NUNAWADING 3131	\$895,000	15/01/2024
2	4/11 Davy La FOREST HILL 3131	\$815,000	15/02/2024
3	2/296 Springvale Rd FOREST HILL 3131	\$750,000	03/02/2024

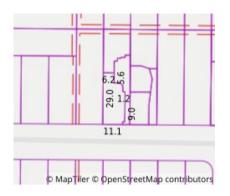
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/04/2024 07:20







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Rooms: 4

Property Type: House (Res)

Agent Comments

Indicative Selling Price \$750,000 - \$820,000 Median Unit Price December quarter 2023: \$818,000

Comparable Properties



2a Russell St NUNAWADING 3131 (REI/VG)

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Agent Comments

Price: \$895,000 Method: Private Sale Date: 15/01/2024 Property Type: House Land Size: 288 sqm approx



4/11 Davy La FOREST HILL 3131 (REI)

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Price: \$815,000

Method: Sold Before Auction

Date: 15/02/2024 Property Type: Unit **Agent Comments**

Agent Comments



2/296 Springvale Rd FOREST HILL 3131 (REI)

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Price: \$750,000 Method: Auction Sale Date: 03/02/2024 Property Type: Unit

Account - Jellis Craig | P: (03) 9908 5700





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