

# 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

1/2 Haros Avenue, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$925,000

### Median sale price

Median price \$1,185,000 Property Type House Suburb Nunawading

Period - From 01/10/2022 to 30/09/2023 Source 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	Price	Date of sale
1	2/92 Springvale Rd NUNAWADING 3131	\$950,000	31/07/2023
2	1/175 Mahoneys Rd FOREST HILL 3131	\$825,000	28/10/2023
3			

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 six months.

This Statement of Information was prepared on: 13/11/2023 14:46



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**Property Type:** House  
**Land Size:** 325 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$925,000  
**Median House Price**  
Year ending September 2023: \$1,185,000

## Comparable Properties



**2/92 Springvale Rd NUNAWADING 3131 (VG)**   **Agent Comments**

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**Price:** \$950,000  
**Method:** Sale  
**Date:** 31/07/2023  
**Property Type:** Flat/Unit/Apartment (Res)



**1/175 Mahoneys Rd FOREST HILL 3131 (REI)**   **Agent Comments**

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**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 28/10/2023  
**Property Type:** House  
**Land Size:** 258 sqm approx

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 six months.