

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

1/8 HEATHER 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,197,500

Property type

Other

Suburb

Nunawading

Period-from

19 Aug 2023

to

19 Feb 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

1/9 HAROS AVENUE NUNAWADING VIC 3131	\$1,020,000	23-Sep-23
1/7 MORLOC STREET FOREST HILL VIC 3131	\$1,000,000	12-Dec-23
215 CENTRAL ROAD NUNAWADING VIC 3131	\$1,035,000	02-Sep-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: 19 February 2024



**1/9 HAROS AVENUE
NUNAWADING VIC 3131**

3 2 2

Sold Price **\$1,020,000** Sold Date **23-Sep-23**

Distance **0.07km**



**1/7 MORLOC STREET FOREST HILL
VIC 3131**

3 2 2

Sold Price ^{RS} **\$1,000,000** Sold Date **12-Dec-23**

Distance **0.52km**



**215 CENTRAL ROAD
NUNAWADING VIC 3131**

3 2 2

Sold Price **\$1,035,000** Sold Date **02-Sep-23**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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