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

10 Efron Street, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,100,000		&		\$1,200,000					
Median sale p	rice									
Median price	\$1,185,000	Pro	operty Type	Hou	se		Suburb	Nunawading		
Period - From	01/10/2022	to	30/09/2023		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.

Add	dress of comparable property	Price	Date of sale
1	17 Efron St NUNAWADING 3131	\$1,189,000	24/06/2023
2	30 Laughlin Av NUNAWADING 3131	\$1,155,000	22/09/2023
3	63 Nicholson St NUNAWADING 3131	\$1,100,000	14/07/2023

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:

30/10/2023 16:32





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Property Type: House (Res) **Land Size:** 974 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending September 2023: \$1,185,000

Comparable Properties



17 Efron St NUNAWADING 3131 (REI/VG)

30 Laughlin Av NUNAWADING 3131 (REI)



Price: \$1,189,000 Method: Auction Sale Date: 24/06/2023 Property Type: House (Res) Land Size: 604.22 sqm approx Agent Comments

Agent Comments



Price: \$1,155,000 Method: Sold Before Auction Date: 22/09/2023 Property Type: House (Res) Land Size: 593 sqm approx

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63 Nicholson St NUNAWADING 3131 (REI/VG) Agent Comments



Price: \$1,100,000 Method: Private Sale Date: 14/07/2023 Property Type: Land Land Size: 669 sqm approx

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



propertydata

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