

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

108 Esdale Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,202,500 Property Type House Suburb Nunawading

Period - From 01/01/2023 to 31/12/2023 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	13 Shrewsbury Rd NUNAWADING 3131	\$1,560,000	11/11/2023
2	32 Wood St NUNAWADING 3131	\$1,520,000	28/09/2023
3	7 Latham Ct FOREST HILL 3131	\$1,500,000	07/10/2023

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:

13/01/2024 07:19



4 3 1

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending December 2023: \$1,202,500

Comparable Properties



13 Shrewsbury Rd NUNAWADING 3131 (REI)

Agent Comments

4 2 4

Price: \$1,560,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 909 sqm approx



32 Wood St NUNAWADING 3131 (REI/VG)

Agent Comments

4 3 1

Price: \$1,520,000

Method: Private Sale

Date: 28/09/2023

Property Type: House

Land Size: 702 sqm approx



7 Latham Ct FOREST HILL 3131 (REI/VG)

Agent Comments

4 2 2

Price: \$1,500,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House

Land Size: 852 sqm approx