

# 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

15 Sandy Street, 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,210,000 Property Type House Suburb Nunawading

Period - From 01/04/2023 to 31/03/2024 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	28 Gonyah Rd BLACKBURN NORTH 3130	\$1,210,000	18/05/2024
2	2 Erskine St NUNAWADING 3131	\$1,155,000	06/03/2024
3	30 Hedge End Rd NUNAWADING 3131	\$1,040,000	15/05/2024

**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:

24/05/2024 10:43



**Property Type:** House

**Land Size:** 708 sqm approx

Agent Comments

## Comparable Properties



**28 Gunyah Rd BLACKBURN NORTH 3130 (REI)**

Agent Comments



**Price:** \$1,210,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** House (Res)

**Land Size:** 619 sqm approx



**2 Erskine St NUNAWADING 3131 (REI/VG)**

Agent Comments



**Price:** \$1,155,000

**Method:** Sold Before Auction

**Date:** 06/03/2024

**Property Type:** House (Res)

**Land Size:** 863 sqm approx



**30 Hedge End Rd NUNAWADING 3131 (REI)**

Agent Comments



**Price:** \$1,040,000

**Method:** Sold Before Auction

**Date:** 15/05/2024

**Property Type:** House (Res)

**Land Size:** 659 sqm approx