

# 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

17 Mcculloch 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 \$1,700,000 & \$1,870,000

### Median sale price

Median price \$1,227,500 Property Type House Suburb Nunawading

Period - From 01/07/2023 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 | 5 Mulsanne Way DONVALE 3111      | \$1,800,000 | 16/10/2023   |
| 2 | 37 Sandy St NUNAWADING 3131      | \$1,780,000 | 23/09/2023   |
| 3 | 17 Oshannessy St NUNAWADING 3131 | \$1,720,000 | 29/07/2023   |

**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:

09/11/2023 16:34



**Rooms:** 8

**Property Type:** House

**Land Size:** 635 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,700,000 - \$1,870,000

**Median House Price**

September quarter 2023: \$1,227,500

## Comparable Properties



**5 Mulsanne Way DONVALE 3111 (REI)**

Agent Comments



**Price:** \$1,800,000

**Method:** Sold Before Auction

**Date:** 16/10/2023

**Property Type:** House (Res)

**Land Size:** 533 sqm approx



**37 Sandy St NUNAWADING 3131 (REI/VG)**

Agent Comments



**Price:** \$1,780,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** House (Res)

**Land Size:** 665 sqm approx



**17 Oshannessy St NUNAWADING 3131 (REI/VG)**

Agent Comments



**Price:** \$1,720,000

**Method:** Sold Before Auction

**Date:** 29/07/2023

**Property Type:** House (Res)

**Land Size:** 602 sqm approx