

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

18 Morden Court, Nunawading Vic 3131

Indicative selling price

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

Range between \$950,000 & \$1,020,000

Median sale price

Median price \$1,231,500 Property Type House Suburb Nunawading

Period - From 01/10/2023 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	9 Lower Ct NUNAWADING 3131	\$1,050,000	20/09/2023
2	21 Lasiandra Av NUNAWADING 3131	\$1,049,000	04/11/2023
3	17 Laughlin Av NUNAWADING 3131	\$995,000	14/10/2023

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:

15/01/2024 14:15



 3  1  2

Property Type: House

Land Size: 621 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,020,000

Median House Price

December quarter 2023: \$1,231,500

Comparable Properties



9 Lower Ct NUNAWADING 3131 (REI)

Agent Comments

 3  1  1

Price: \$1,050,000

Method: Private Sale

Date: 20/09/2023

Property Type: House

Land Size: 832 sqm approx



21 Lasiandra Av NUNAWADING 3131 (REI)

Agent Comments

 3  1  2

Price: \$1,049,000

Method: Private Sale

Date: 04/11/2023

Property Type: House

Land Size: 605 sqm approx



17 Laughlin Av NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  1

Price: \$995,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 590 sqm approx