# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

## Property offered for sale

Address	18a Sunnyside Avenue, Nunawading Vic 3131
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,180,000	3.	\$1,280,000
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#### Median sale price

Median price	\$1,205,000	Pro	perty Type	House		Suburb	Nunawading
Period - From	06/03/2023	to	05/03/2024		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

Aut	areas or comparable property	1 1100	Date of Sale
1	20a Sunnyside Av NUNAWADING 3131	\$1,290,000	15/09/2023
2	2/75 Esdale St NUNAWADING 3131	\$1,240,000	18/10/2023
3	1/7 Luckie St NUNAWADING 3131	\$1,132,500	02/12/2023

#### 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:	06/03/2024 11:22



Date of sale

# **McGrath**

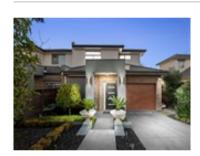




Property Type: House **Agent Comments** 

**Indicative Selling Price** \$1,180,000 - \$1,280,000 **Median House Price** 06/03/2023 - 05/03/2024: \$1,205,000

# Comparable Properties



20a Sunnyside Av NUNAWADING 3131

(REI/VG)

Price: \$1,290,000 Method: Private Sale Date: 15/09/2023 Property Type: House Land Size: 305 sqm approx **Agent Comments** 



2/75 Esdale St NUNAWADING 3131 (REI/VG)

Price: \$1,240,000

Method: Sold Before Auction

Date: 18/10/2023

Property Type: Townhouse (Res)

**Agent Comments** 



1/7 Luckie St NUNAWADING 3131 (REI)

Price: \$1,132,500 Method: Auction Sale Date: 02/12/2023

Property Type: Townhouse (Res) Land Size: 272 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



