

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 2/5a Koroit Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,131,250 Property Type Townhouse Suburb Nunawading

Period - From 18/04/2023 to 17/04/2024 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	2a Jackson St FOREST HILL 3131	\$943,000	17/02/2024
2	9 Autumn Gr MITCHAM 3132	\$935,000	07/03/2024
3	2/243 Springvale Rd NUNAWADING 3131	\$855,000	11/12/2023

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: 18/04/2024 10:38



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median Townhouse Price

18/04/2023 - 17/04/2024: \$1,131,250

Comparable Properties



2a Jackson St FOREST HILL 3131 (REI)

Agent Comments

3 2 1

Price: \$943,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Unit

Land Size: 223 sqm approx



9 Autumn Gr MITCHAM 3132 (REI)

Agent Comments

3 2 1

Price: \$935,000

Method: Private Sale

Date: 07/03/2024

Property Type: Townhouse (Single)

Land Size: 280 sqm approx



2/243 Springvale Rd NUNAWADING 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$855,000

Method: Private Sale

Date: 11/12/2023

Property Type: Townhouse (Res)

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



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