### 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 betweer	\$850,000		&		\$935,000					
Median sale p	ice									
Median price	\$1,131,250	Pro	operty Type	Том	nhouse		Suburb	Nunawading		
Period - From	18/04/2023	to	17/04/2024		Sc	ource	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.

Add	dress 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.

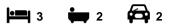
This Statement of Information was prepared on:

18/04/2024 10:38



# McGrath





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)



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

Agent Comments



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

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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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