

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

20 Efron Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$980,000 & \$1,070,000

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	7 Shady Gr NUNAWADING 3131	\$1,280,000	25/08/2023
2	8 Savage Ct NUNAWADING 3131	\$1,080,000	05/10/2023
3	17 Tasman Av NUNAWADING 3131	\$1,044,000	17/09/2023

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:

19/02/2024 11:52



woodards 

20 Efron Street Nunawading

Additional information

Council rates: \$1722.05pa (Refer Section 32)
Water Rates: \$185pq plus usage (Refer Section 32)
Neighbourhood Residential Zone- Schedule 4
Significant Landscape Overlay- Schedule 9
Land size: 824sqm approx.
Gas ducted heating
2 bedrooms- main with BIR
Original bathroom with separate WC
Original kitchen
Two living areas
Studio/ bungalow
Tandem carport plus single garage

Rental Estimate

\$420-\$450pw *subject to meeting min. standards and Electrical and gas compliance tests

Settlement

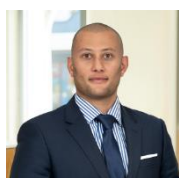
30/60 days or any other such terms that have been agreed to in writing by the vendor

Chattels

All fixed floor coverings, fixed light fittings, and window furnishings as inspected.



Julian Badenach
0414 609 665



Warren Dromart
0431 520 130

Close proximity to

Schools

Donvale Primary- Elata St, Donvale (2.1km)
Mitcham Primary- Mitcham Rd, Mitcham (1.5km)
Mullauna Secondary College- Springfield Rd, Mitcham (1.2km)
Whitefriars- Park Rd, Donvale (3.6km)
Donvale Christian College- Tindals Rd, Donvale (5km)

Shops

Britannia Mall- Whitehorse Rd, Mitcham (2km)
Blackburn Square- Springfield Rd, Blackburn (2.8km)
Tunstall Square- Doncaster Rd, Donvale (2.6km)
Eastland- Maroondah Hwy, Ringwood (6.1km)

Parks

Lindsay Avenue Linear Reserve- via back gate
R E Gray Reserve- Springvale Rd, Nunawading (500m)

Transport

Nunawading station (1.6km)
Bus 270 Box Hill to Mitcham via Blackburn
Bus 271 Box Hill to Ringwood via Park Orchards
Bus 273 The Pines to Nunawading
Bus 303 City to Ringwood North
Bus 902 Airport to Chelsea