

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

21 Efron Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,227,500 Property Type House Suburb Nunawading

Period - From 01/07/2023 to 30/09/2023 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	318 Springfield Rd NUNAWADING 3131	\$1,432,500	23/09/2023
2	29 Zander Av NUNAWADING 3131	\$1,310,000	28/10/2023
3	11 Winchester Rd NUNAWADING 3131	\$1,250,000	06/09/2023

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:

01/11/2023 11:46



4 2 2

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Comparable Properties



318 Springfield Rd NUNAWADING 3131 (REI)

Agent Comments

4 2 2

Price: \$1,432,500

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 812 sqm approx



29 Zander Av NUNAWADING 3131 (REI)

Agent Comments

4 1 1

Price: \$1,310,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 603 sqm approx



11 Winchester Rd NUNAWADING 3131 (REI)

Agent Comments

4 2 1

Price: \$1,250,000

Method: Sold Before Auction

Date: 06/09/2023

Property Type: House (Res)

Land Size: 613 sqm approx