

# 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

29 Milton Street, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,980,000

### 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 | 17 Mcculloch St NUNAWADING 3131 | \$1,900,000 | 09/12/2023   |
| 2 | 25 Goodwin St BLACKBURN 3130    | \$1,860,000 | 29/11/2023   |
| 3 | 5 Beatrice Ct BLACKBURN 3130    | \$1,815,000 | 09/09/2023   |

**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:

08/02/2024 22:51



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 858 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,800,000 - \$1,980,000  
**Median House Price**  
 December quarter 2023: \$1,231,500

## Comparable Properties



**17 McCulloch St NUNAWADING 3131 (REI)** Agent Comments



**Price:** \$1,900,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)  
**Land Size:** 639 sqm approx



**25 Goodwin St BLACKBURN 3130 (REI)** Agent Comments



**Price:** \$1,860,000  
**Method:** Sold Before Auction  
**Date:** 29/11/2023  
**Property Type:** House (Res)  
**Land Size:** 612 sqm approx



**5 Beatrice Ct BLACKBURN 3130 (REI/VG)** Agent Comments



**Price:** \$1,815,000  
**Method:** Auction Sale  
**Date:** 09/09/2023  
**Property Type:** House  
**Land Size:** 717 sqm approx

**Account - Barry Plant** | P: 03 9722 7166 | F: 03 9722 7008