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									
Range betweer	tween \$1,800,000		&		\$1,980,000				
Median sale price									
Median price	\$1,231,500	Pro	operty Type	Hou	ISE		Suburb	Nunawading	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress 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:

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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) 5 3 2 Price: \$1,900,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 639 sqm approx	Agent Comments
25 Goodwin St BLACKBURN 3130 (REI) 5 2 2 2 Price: \$1,860,000 Method: Sold Before Auction Date: 29/11/2023 Property Type: House (Res) Land Size: 612 sqm approx	Agent Comments
5 Beatrice Ct BLACKBURN 3130 (REI/VG) 4 2 2 2 Price: \$1,815,000 Method: Auction Sale Date: 09/09/2023 Property Type: House Land Size: 717 sqm approx	Agent Comments

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



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