

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 O'Shannessy Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,170,000 Property Type House Suburb Nunawading

Period - From 01/04/2023 to 30/06/2023 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	53 Oshannessy St NUNAWADING 3131	\$1,365,000	03/06/2023
2	20 Albert St MITCHAM 3132	\$1,306,000	20/06/2023
3	28 Oshannessy St NUNAWADING 3131	\$1,050,000	21/06/2023

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: 30/08/2023 14:36



 3  1  2

Property Type: House
Land Size: 464 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2023: \$1,170,000

Comparable Properties



53 Oshannessy St NUNAWADING 3131 (REI) **Agent Comments**

 4  1  1

Price: \$1,365,000
Method: Sold Before Auction
Date: 03/06/2023
Property Type: House (Res)
Land Size: 445 sqm approx



20 Albert St MITCHAM 3132 (REI) **Agent Comments**

 3  1  1

Price: \$1,306,000
Method: Sold Before Auction
Date: 20/06/2023
Property Type: House
Land Size: 413 sqm approx



28 Oshannessy St NUNAWADING 3131 (REI) **Agent Comments**

 2  1  2

Price: \$1,050,000
Method: Private Sale
Date: 21/06/2023
Property Type: House

Account - Barry Plant | P: 03 9842 8888