

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

31 Closter Avenue, Nunawading Vic 3131

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$1,202,500 Property Type House Suburb Nunawading

Period - From 01/01/2023 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	2/41 Lemon Gr NUNAWADING 3131	\$819,000	21/10/2023
2	1/3 Tasman Av NUNAWADING 3131	\$817,000	19/12/2023
3	2/275 Springvale Rd NUNAWADING 3131	\$808,000	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: 370 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median House Price
Year ending December 2023: \$1,202,500

Comparable Properties



2/41 Lemon Gr NUNAWADING 3131 (REI/VG) **Agent Comments**



Price: \$819,000
Method: Auction Sale
Date: 21/10/2023
Property Type: Unit
Land Size: 357 sqm approx



1/3 Tasman Av NUNAWADING 3131 (REI) **Agent Comments**



Price: \$817,000
Method: Private Sale
Date: 19/12/2023
Property Type: Unit



2/275 Springvale Rd NUNAWADING 3131 (REI/VG) **Agent Comments**



Price: \$808,000
Method: Auction Sale
Date: 09/09/2023
Property Type: Unit
Land Size: 245 sqm approx