

# 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 32 Hedge End Road, 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 \$1,150,000 & \$1,250,000

### 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	62 Hedge End Rd NUNAWADING 3131	\$1,210,000	26/05/2023
2	12 Tasman Av NUNAWADING 3131	\$1,205,000	09/09/2023
3	17 Efron St NUNAWADING 3131	\$1,189,000	24/06/2023

**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: 11/09/2023 09:57



**Property Type:** House

**Land Size:** 657 sqm approx

Agent Comments

## Comparable Properties



**62 Hedge End Rd NUNAWADING 3131 (REI/VG)**

Agent Comments



**Price:** \$1,210,000

**Method:** Private Sale

**Date:** 26/05/2023

**Property Type:** House

**Land Size:** 635 sqm approx



**12 Tasman Av NUNAWADING 3131 (REI)**

Agent Comments



**Price:** \$1,205,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)

**Land Size:** 622 sqm approx



**17 Efron St NUNAWADING 3131 (REI/VG)**

Agent Comments



**Price:** \$1,189,000

**Method:** Auction Sale

**Date:** 24/06/2023

**Property Type:** House (Res)

**Land Size:** 604.22 sqm approx