

# 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 SHADY GROVE NUNAWADING VIC 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,210,000 Property type House Suburb Nunawading

Period - From 01 Jan 2024 to 31 Mar 2024 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
20 NAUGHTON GROVE BLACKBURN VIC 3130	\$1,260,000	17-Apr-24
2 CAREY COURT BLACKBURN VIC 3130	\$1,300,000	13-Apr-24
18 MEERUT STREET MITCHAM VIC 3132	\$1,383,000	30-Mar-24

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: 22 May 2024