# 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

33 LEMON	GROVE	NUNAWA	VIC	3131
			10	0101

### Indicative selling price

Period-from

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

Single Price		or rang betwee	51 100 000	&	\$1,210,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$1,120,000	Property type	House	Suburb	Nunawading		

31 Oct 2023

### Comparable property sales (\*Delete A or B below as applicable)

01 Nov 2022

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale	
8 SAVAGE COURT NUNAWADING VIC 3131	1080000	05-Oct-23	
9 MARDION DRIVE NUNAWADING VIC 3131	1268000	29-Jul-23	
12 TASMAN AVENUE NUNAWADING VIC 3131	1205000	09-Sep-23	

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 6 months.

This Statement of Information was prepared on: 08 November 2023

Source



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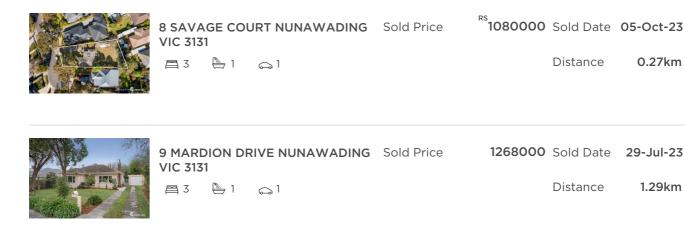


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		MAN AV VADING	/ENUE G VIC 3131	Sold Price	<sup>RS</sup> 1205000	Sold Date	09-Sep-23
Adlist rate	<b>=</b> 3	1	G 1			Distance	0.9km

**RS** = Recent sale UN = Undisclosed Sale

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