

Harcourts Rowville

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 **33 Tasman Avenue, Nunawading, Vic 3131**

Indicative selling price

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

Range between **\$950,000** & **\$1,045,000**

Median sale price

Median price **\$1,230,000** Property type **House** Suburb **Nunawading**

Period - From **Jul 2023** to **Sep 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
	44 Worrell Street, Nunawading	\$963,000	24/11/2023
	15 Blue Hills Avenue, Nunawading	\$1,000,000	21/10/2023
	17 Tasman Avenue, Nunawading	\$1,044,000	17/09/2023

This Statement of Information was prepared on: **5th December 2023**