

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

37 Efron Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,190,000 & \$1,290,000

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	28 Olwen St NUNAWADING 3131	\$1,030,000	05/05/2023
2	11 Winchester Rd NUNAWADING 3131	\$1,250,000	06/09/2023
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: 15/09/2023 16:04



4
 2
 2

Property Type: House
Land Size: 672 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,190,000 - \$1,290,000
Median House Price
 June quarter 2023: \$1,170,000

Comparable Properties

28 Olwen St NUNAWADING 3131 (REI)

Agent Comments

4
 1
 1

Price: \$1,030,000
Method:
Date: 05/05/2023
Property Type: House



11 Winchester Rd NUNAWADING 3131 (REI)

Agent Comments

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Price: \$1,250,000
Method: Sold Before Auction
Date: 06/09/2023
Property Type: House (Res)

4 Bedrooms, 2 bathrooms, 1 Car, Land Size 614m2 approx.



17 Efron St NUNAWADING 3131 (REI/VG)

Agent Comments

3
 2
 3

Price: \$1,189,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)
Land Size: 604.22 sqm approx

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