## 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	37 Efron Street, Nunawading Vic 3131
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,190,000	&	\$1,290,000
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#### Median sale price

Median price	\$1,170,000	Pro	perty 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

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

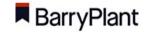
#### OR

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



Date of sale







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)





Price: \$1,030,000

Method:

Date: 05/05/2023 Property Type: House **Agent Comments** 



11 Winchester Rd NUNAWADING 3131 (REI)





Price: \$1,250,000

Method: Sold Before Auction

Date: 06/09/2023

Property Type: House (Res)

Agent Comments

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

17 Efron St NUNAWADING 3131 (REI/VG)





Price: \$1,189,000 Method: Auction Sale Date: 24/06/2023

Property Type: House (Res) Land Size: 604.22 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



