

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 43 Mcculloch Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$880,000 & \$968,000

Median sale price

Median price \$1,205,000 Property Type House Suburb Nunawading

Period - From 01/01/2024 to 31/03/2024 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
1	10a Alexander St MITCHAM 3132	\$998,000	24/02/2024
2	1/49 Burnett St MITCHAM 3132	\$880,000	03/02/2024
3	22 Mcdowall St MITCHAM 3132	\$860,000	15/03/2024

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:

22/04/2024 16:02



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Property Type: House
Land Size: 614 sqm approx
Agent Comments

Indicative Selling Price
 \$880,000 - \$968,000
Median House Price
 March quarter 2024: \$1,205,000

Comparable Properties



10a Alexander St MITCHAM 3132 (REI)

Agent Comments

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Price: \$998,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 657 sqm approx



1/49 Burnett St MITCHAM 3132 (REI/VG)

Agent Comments

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Price: \$880,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 482 sqm approx



22 Mcdowall St MITCHAM 3132 (REI)

Agent Comments

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Price: \$860,000
Method: Private Sale
Date: 15/03/2024
Property Type: House
Land Size: 447 sqm approx

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