

# 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 44 Nicholson Street, Nunawading, VIC 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,087,000 Property Type House Suburb Nunawading (3131)

Period - From 26/10/2022 to 26/10/2023 Source Realestate

### Comparable property sales

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
17 EVANDALE AVENUE, NUNAWADING VIC 3131	\$1,080,000	05/10/2023
8 SAVAGE COURT, NUNAWADING VIC 3131	\$1,080,000	05/10/2023
30 LAUGHLIN AVENUE, NUNAWADING VIC 3131	\$1,155,000	22/09/2023

This Statement of Information was prepared on: 26/10/2023