

# 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

5 Eugenia 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)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,210,200 Property Type House Suburb Nunawading

Period - From 09/05/2023 to 08/05/2024 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	48 Vanbrook St FOREST HILL 3131	\$1,285,000	23/03/2024
2	24 Boronia Rd VERMONT 3133	\$1,250,000	04/04/2024
3	2 Erskine St NUNAWADING 3131	\$1,155,000	06/03/2024

**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: 09/05/2024 09:10



3   2   2

**Property Type:** House (Res)

**Land Size:** 844 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

09/05/2023 - 08/05/2024: \$1,210,200

## Comparable Properties



**48 Vanbrook St FOREST HILL 3131 (REI)**

Agent Comments

4   2   4

**Price:** \$1,285,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 784 sqm approx



**24 Boronia Rd VERMONT 3133 (REI)**

Agent Comments

4   1   2

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 04/04/2024

**Property Type:** House

**Land Size:** 866 sqm approx



**2 Erskine St NUNAWADING 3131 (REI)**

Agent Comments

5   2   1

**Price:** \$1,155,000

**Method:** Sold Before Auction

**Date:** 06/03/2024

**Property Type:** House (Res)

**Land Size:** 863 sqm approx

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