

## 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 SHADY GROVE NUNAWADING VIC 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$960,000

&

\$1,056,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,090,000

Property type

House

Suburb

Nunawading

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### 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 6 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

7 MERINGER COURT NUNAWADING VIC 3131	\$1,000,000	11-Mar-23
392 SPRINGVALE ROAD FOREST HILL VIC 3131	\$1,010,000	29-Apr-23
6 CLIFFORD COURT FOREST HILL VIC 3131	\$1,051,000	13-May-23

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 6 months.

This Statement of Information was prepared on: 28 August 2023



**7 MERINGER COURT  
NUNAWADING VIC 3131**

3 2 2

Sold Price **\$1,000,000** Sold Date **11-Mar-23**

Distance **1.76km**



**392 SPRINGVALE ROAD FOREST  
HILL VIC 3131**

3 1 2

Sold Price **\$1,010,000** Sold Date **29-Apr-23**

Distance **1.62km**



**6 CLIFFORD COURT FOREST HILL  
VIC 3131**

3 1 2

Sold Price **\$1,051,000** Sold Date **13-May-23**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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