

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 52 Diosma Crescent, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$1,202,500 Property Type House Suburb Nunawading

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

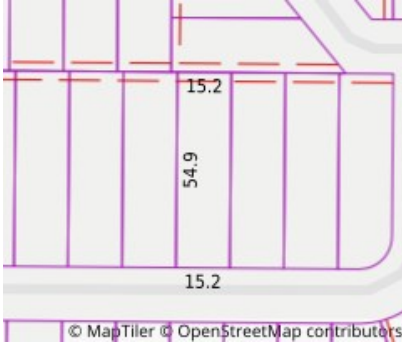
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	46 Vanbrook St FOREST HILL 3131	\$1,200,000	23/03/2024
2	22 Oleanda Cr NUNAWADING 3131	\$1,112,500	04/02/2024
3	21 Eugenia St NUNAWADING 3131	\$1,110,000	12/12/2023

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: 04/04/2024 10:46



Property Type: House (Res)

Land Size: 850 sqm approx

Agent Comments

Comparable Properties

46 Vanbrook St FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 824 sqm approx



22 Oleanda Cr NUNAWADING 3131 (REI)

Agent Comments



Price: \$1,112,500

Method: Private Sale

Date: 04/02/2024

Property Type: House

Land Size: 647 sqm approx



21 Eugenia St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$1,110,000

Method: Private Sale

Date: 12/12/2023

Property Type: House

Land Size: 814 sqm approx