

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

6/14 BRAE GROVE NUNAWADING VIC 3131

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,700

Property type

Unit

Suburb

Nunawading

Period-from

01 Nov 2022

to

31 Oct 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

| | | |
|---|-----------|-----------|
| 1/34 HEDGE END ROAD NUNAWADING VIC 3131 | \$708,000 | 22-Jul-23 |
| 6/33-35 MOUNT PLEASANT ROAD NUNAWADING VIC 3131 | \$730,000 | 14-Oct-23 |
| 1/11 LUCKIE STREET NUNAWADING VIC 3131 | \$665,000 | 31-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: 16 November 2023


**1/34 HEDGE END ROAD
NUNAWADING VIC 3131**
 2
  1
  1

 Sold Price **\$708,000** Sold Date **22-Jul-23**

 Distance **1.13km**

**6/33-35 MOUNT PLEASANT ROAD
NUNAWADING VIC 3131**
 2
  1
  1

 Sold Price ^{RS} **\$730,000** Sold Date **14-Oct-23**

 Distance **1.36km**

**1/11 LUCKIE STREET NUNAWADING
VIC 3131**
 2
  1
  1

 Sold Price **\$665,000** Sold Date **31-May-23**

 Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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