

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 60 Nicholson Street, Nunawading Vic 3131

Indicative selling price

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

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

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	44 Nicholson St NUNAWADING 3131	\$1,303,000	18/11/2023
2	20 Efron St NUNAWADING 3131	\$1,021,000	23/03/2024
3	9 Koroit St NUNAWADING 3131	\$1,005,000	02/04/2024

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: 04/04/2024 17:40



woodards 

60 Nicholson Street, Nunawading

Additional information

Whitehorse Council Rates: \$2,036.45 approx.
Building size: 225sqm approx.
Land size: 615sqm approx.
General Residential Zone – Schedule 1
Wide street frontage – 16.8m
2 x living areas
Updated kitchen with stone benches
Modern central bathroom
2 x split system units upstairs
Solar panels
Ample storage throughout
Large backyard with shed
Single lock up garage

Rental Estimate

\$650-\$700 per week based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings, fridge and window furnishing as inspected

Close proximity to

- Schools** Mount Pleasant Road Primary School (zoned – 1.8km)
Blackburn Primary School (2.0km)
Mullauna Secondary College (zoned -1.9km)
Blackburn High School (3.2km)
- Shops** Blackburn Square (2.9km)
Mitcham Shopping Mall (1.4km)
Forest Hill Chase (3.3km)
Eastland Shopping Centre (5.1km)
Box Hill Central (5.6km)
- Parks** Walker Park (650m)
Tunstall Park (850m)
Halliday Park reserve (2km)
Blackburn Lake Sanctuary (2.2km)
- Transport** Nunawading train station (600m)
Bus 901 Frankston to Melbourne airport
Bus 902 Cheslea Station to Airport West Shopping Centre
Bus 273 The Pines SC - Nunawading Station

Terms

30/60/90 days or any other such terms that have been agreed to in writing by the vendor



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