## Statement of Information Single residential property located in the Melbourne metropolitan area

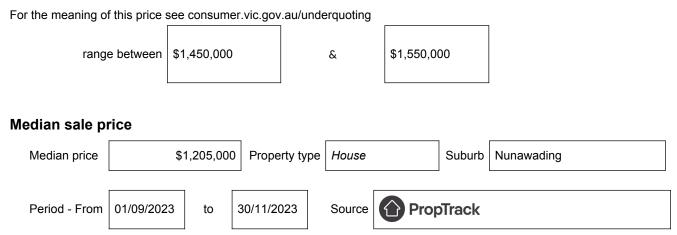
Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

67 Esdale Street, Nunawading, Vic 3131

## Indicative selling price



## 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
15 Gladys Street, Nunawading, VIC 3131	\$1,550,000	08/07/2023
32 Wood Street, Nunawading, VIC 3131	\$1,520,000	28/09/2023
13 Raymond Street, Blackburn North, VIC 3130	\$1,465,000	07/10/2023

OR

**B**<sup>\*</sup> 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: 18/12/2023

