

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

7 WORRELL STREET 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

\$1,400,000

&

\$1,540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,205,000

Property type

Other

Suburb

Nunawading

Period-from

24 Oct 2023

to

24 Apr 2024

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

8 THOMAS WALK DONCASTER EAST VIC 3109	\$1,470,000	13-Dec-23
126A BEVERLEY STREET DONCASTER EAST VIC 3109	\$1,400,000	19-Nov-23
2/10 RIALTON AVENUE BLACKBURN NORTH VIC 3130	\$1,550,000	07-Mar-24

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: 24 April 2024



8 THOMAS WALK DONCASTER EAST VIC 3109

4 2 2

Sold Price **\$1,470,000** Sold Date **13-Dec-23**

Distance **1.4km**



126A BEVERLEY STREET DONCASTER EAST VIC 3109

4 2 2

Sold Price **\$1,400,000** Sold Date **19-Nov-23**

Distance **1.84km**



2/10 RIALTON AVENUE BLACKBURN NORTH VIC 3130

4 3 2

Sold Price ^{RS} **\$1,550,000** Sold Date **07-Mar-24**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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