

# 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

74 Esdale Street, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,750,000

### Median sale price

Median price \$1,170,000 Property Type House Suburb Nunawading

Period - From 01/04/2023 to 30/06/2023 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	17 Oshannessy St NUNAWADING 3131	\$1,720,000	29/07/2023
2	38A Shady Gr NUNAWADING 3131	\$1,688,000	21/04/2023
3			

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:

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## 74 Esdale Street, Nunawading

### Additional information

Council Rates: \$2,360 pa inc. FSL (approx.)  
 Significant Landscape Overlay – Schedule 9  
 Expansive living and meals area  
 Kitchen with s/s appliances inc. Bosch dishwasher, 900m oven  
 gas cooking and soft close doors  
 Living with built-in cabinetry and gas log fire  
 Private master bedroom with adjoining retreat/lounge/study  
 Family bathroom with double vanity and shower over bath  
 Separate toilet  
 Electric shutters to all North and West facing windows  
 Albatross electric solar heated swimming pool  
 Undercover entertaining deck  
 Built in BBQ and bar fridge (included)  
 Gas ducted heating  
 Evaporative cooling  
 Instantaneous Rheem Integrity 26 gas HWS  
 Storage sheds  
 Double gates for secure storage  
 Off-street parking

### Rental Estimate

\$850-\$900 per week under current market conditions

### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

### Close proximity to ...

- Schools** Whitehorse Primary School (zoned – 1.2km)  
 Blackburn Primary School (2.1km)  
 Blackburn High School (zoned -2.1km)  
 Mullauna College (2.3km)
- Shops** Blackburn Square - Springfield Rd, Blackburn (1.7km)  
 Tunstall Square, Mitcham Rd, Donvale (3.7km)  
 Forest Hill Chase- Canterbury Rd, Blackburn (3.9km)  
 Westfield Doncaster-Doncaster Road (6.4km)
- Parks** Tunstall Park (550m)  
 Walker Park, Nunawading (2.0km)  
 Cootamundra Walk Blackburn (1.0km)
- Transport** Nunawading Train Station (1.3km)  
 Bus 270 Box Hill – Mitcham via Blackburn North (200m)  
 Bus 273 The Pine SC -Nunawading Station (200m)  
 Bus 303 City – Ringwood North Via Park Road (200m)
- Settlement** 10% deposit, 60/90 days or any other such terms that have been agreed to in writing



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