

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

8/19 BURNT 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

\$650,000

&

\$700,000

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

3/17 BURNT STREET NUNAWADING VIC 3131	\$660,000	06-May-23
6/33-35 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$730,000	14-Oct-23
7/104 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$680,000	23-Sep-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: 09 November 2023

**3/17 BURNT STREET
NUNAWADING VIC 3131**

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Sold Price **\$660,000** Sold Date **06-May-23**Distance **0.02km****6/33-35 MOUNT PLEASANT ROAD
NUNAWADING VIC 3131**

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Sold Price ^{RS} **\$730,000** Sold Date **14-Oct-23**Distance **1.01km****7/104 MOUNT PLEASANT ROAD
NUNAWADING VIC 3131**

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Sold Price ^{RS} **\$680,000** Sold Date **23-Sep-23**Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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