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 rang betwee		\$650,000	&	\$700,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$836,700	Prop	erty type	Unit		Suburb	Nunawading
Period-from	01 Nov 2022	to	31 Oct 2	023	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.

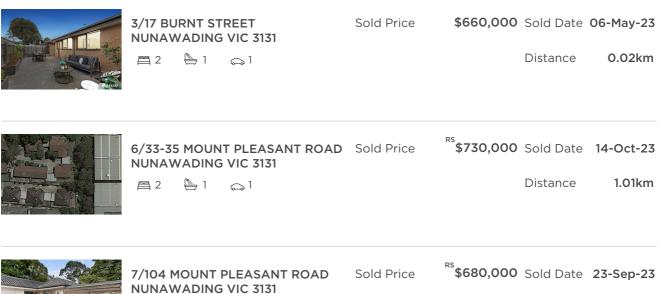
This Statement of Information was prepared on: 09 November 2023



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Distance 1.6km

RS = Recent sale UN = Undisclosed Sale

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