

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 9 Lower Court, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Nunawading

Period - From 25/07/2022 to 24/07/2023 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	19 Sunnyside Av NUNAWADING 3131	\$982,000	01/04/2023
2	36 Cosgrove St VERMONT 3133	\$970,000	02/05/2023
3	51 Rooks Rd MITCHAM 3132	\$950,000	02/04/2023

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: 25/07/2023 14:32



3 1 1

Property Type: House
Land Size: 832 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
25/07/2022 - 24/07/2023: \$1,150,000

Comparable Properties



19 Sunnyside Av NUNAWADING 3131 (REI/VG) **Agent Comments**

4 2 -

Price: \$982,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House
Land Size: 651 sqm approx



36 Cosgrove St VERMONT 3133 (REI/VG) **Agent Comments**

3 1 2

Price: \$970,000
Method: Private Sale
Date: 02/05/2023
Property Type: House
Land Size: 615 sqm approx



51 Rooks Rd MITCHAM 3132 (REI) **Agent Comments**

3 1 2

Price: \$950,000
Method: Auction Sale
Date: 02/04/2023
Property Type: House (Res)
Land Size: 715 sqm approx

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