

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

94 Esdale Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,210,200 Property Type House Suburb Nunawading

Period - From 08/05/2023 to 07/05/2024 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	4/4-6 William St DONVALE 3111	\$976,000	27/04/2024
2	34 Lindsay Av NUNAWADING 3131	\$951,000	20/04/2024
3	2/3 East India Av NUNAWADING 3131	\$926,000	25/11/2023

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:

08/05/2024 16:15



3 1 2

Rooms: 6
Property Type: House
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
08/05/2023 - 07/05/2024: \$1,210,200

Comparable Properties



4/4-6 William St DONVALE 3111 (REI)

Agent Comments

3 2 2

Price: \$976,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Unit
Land Size: 256 sqm approx



34 Lindsay Av NUNAWADING 3131 (REI)

Agent Comments

3 1 2

Price: \$951,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Unit
Land Size: 324 sqm approx



2/3 East India Av NUNAWADING 3131 (VG)

Agent Comments

3 - -

Price: \$926,000
Method: Sale
Date: 25/11/2023
Property Type: Flat/Unit/Apartment (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802