

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

47 SANDY 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

\$975,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

House

Suburb

Nunawading

Period-from

01 Oct 2021

to

30 Sep 2022

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

24 KOROIT STREET NUNAWADING VIC 3131	\$980,000	29-Sep-22
176 JUNCTION ROAD NUNAWADING VIC 3131	\$962,000	21-May-22
11 LANE STREET BLACKBURN NORTH VIC 3130	\$985,000	08-Oct-22

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: 14 October 2022



24 KOROIT STREET NUNAWADING VIC 3131

Sold Price

^{RS} **\$980,000** ^{UN}

Sold Date

29-Sep-22

 3  1  1

Distance

0.43km



176 JUNCTION ROAD NUNAWADING VIC 3131

Sold Price

\$962,000

Sold Date

21-May-22

 4  2  2

Distance

0.67km



11 LANE STREET BLACKBURN NORTH VIC 3130

Sold Price

^{RS} **\$985,000**

Sold Date

08-Oct-22

 3  1  2

Distance

0.71km

RS = Recent sale **UN** = Undisclosed Sale

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