Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offered for sale | | | | | | |
|---|---|---|--|---|--|--|
| 19 ABELIA 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) | | | | | | |
| \$735,000 | */35 11111 | | • | | & | |
| Median sale price (*Delete house or unit as applicable) | | | | | | |
| \$833,000 | Property type | | | Unit | Suburb | Nunawading |
| 01 Nov 2023 | to 31 Oct 2024 | | 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 | | | | | | |
| | | | | | | |
| | 19 ABELIA ST se see consumer.vic \$735,000 pplicable) \$833,000 01 Nov 2023 sales (*Delete A properties sold with ont's representative of | 19 ABELIA STREET I se see consumer.vic.gov.au \$735,000 pplicable) \$833,000 Prop 01 Nov 2023 to sales (*Delete A or B be properties sold within two lates representative consider | 19 ABELIA STREET NUNAWAL se see consumer.vic.gov.au/underquoti \$735,000 or rang between pplicable) \$833,000 Property type 01 Nov 2023 to 31 Oct 2 sales (*Delete A or B below as a properties sold within two kilometres cont's representative considers to be most | 19 ABELIA STREET NUNAWADING se see consumer.vic.gov.au/underquoting (*D \$735,000 | 19 ABELIA STREET NUNAWADING VIC 3131 se see consumer.vic.gov.au/underquoting (*Delete single price \$735,000 or-range between pplicable) \$833,000 Property type Unit 01 Nov 2023 to 31 Oct 2024 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale of the property for sale of the property to the price of the property for sale of | 19 ABELIA STREET NUNAWADING VIC 3131 e see consumer.vic.gov.au/underquoting (*Delete single price or range \$735,000 or range between & pplicable) \$833,000 Property type Unit Suburb 01 Nov 2023 to 31 Oct 2024 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last of the property for sale in the last |

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 2024



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