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: 2/43 Milton Street, Nunawading Vic 3131

Indicative selling price

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

Range between: $960,000 & $1,050,000

Median sale price

Median price: $1,050,000 Property Type: Townhouse Suburb: Nunawading

Period - From: 18/07/2022 to: 17/07/2023 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	2/6 Koala Av NUNAWADING 3131	$1,138,000	10/06/2023
2	5 Calypso Ct FOREST HILL 3131	$1,000,000	27/05/2023
3			

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: 18/07/2023 17:20

2/43 Milton Street, Nunawading Vic 3131



3 2 2

Rooms: 6
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$960,000 - $1,050,000
Median Townhouse Price
18/07/2022 - 17/07/2023: $1,050,000

Comparable Properties



2/6 Koala Av NUNAWADING 3131 (REI)

3 2 1

Price: $1,138,000
Method: Auction Sale
Date: 10/06/2023
Property Type: Townhouse (Res)

Agent Comments



5 Calypso Ct FOREST HILL 3131 (REI/VG)

3 2 2

Price: $1,000,000
Method: Private Sale
Date: 27/05/2023
Property Type: House
Land Size: 224 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: (03) 9908 5700

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