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	32 Wood Street, Nunawading Vic 3131

Indicative selling price

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

Single price $1,520,000

Median sale price

Median price $1,170,000 Property Type House Suburb Nunawading

Period - From 01/04/2023 to 30/06/2023 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	15 Gladys St NUNAWADING 3131	$1,550,000	08/07/2023
2	47 Menin Rd FOREST HILL 3131	$1,492,000	29/07/2023
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: 09/09/2023 12:02

32 Wood Street, Nunawading Vic 3131

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4 3 1

Property Type: House
Land Size: 702 sqm approx

Agent Comments

Indicative Selling Price
$1,520,000
Median House Price
June quarter 2023: $1,170,000

Comparable Properties



15 Gladys St NUNAWADING 3131 (REI)

4 2 4

Price: $1,550,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House
Land Size: 681 sqm approx

Agent Comments



47 Menin Rd FOREST HILL 3131 (REI)

4 4 2

Price: $1,492,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 750 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.

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