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	17 Mcculloch Street, Nunawading Vic 3131

Indicative selling price

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

Range between $1,700,000 & $1,870,000

Median sale price

Median price $1,227,500 Property Type House Suburb Nunawading

Period - From 01/07/2023 to 30/09/2023 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	4 Almer Av BLACKBURN 3130	$1,895,000	11/11/2023
2	25 Goodwin St BLACKBURN 3130	$1,860,000	29/11/2023
3	37 Sandy St NUNAWADING 3131	$1,780,000	23/09/2023

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: 05/12/2023 09:56

17 Mcculloch Street, Nunawading Vic 3131



5 3 2

Property Type: House
Land Size: 639 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,870,000
Median House Price
September quarter 2023: $1,227,500

Comparable Properties



4 Almer Av BLACKBURN 3130 (REI)

4 2 2

Price: $1,895,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 621 sqm approx

Agent Comments



25 Goodwin St BLACKBURN 3130 (REI)

5 2 2

Price: $1,860,000
Method: Sold Before Auction
Date: 29/11/2023
Property Type: House (Res)
Land Size: 612 sqm approx

Agent Comments



37 Sandy St NUNAWADING 3131 (REI/VG)

4 2 2

Price: $1,780,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 665 sqm approx

Agent Comments

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

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