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	2/1 Tasman Avenue, Nunawading Vic 3131

Indicative selling price

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

Range between $830,000 & $880,000

Median sale price

Median price $730,000 Property Type Unit Suburb Nunawading

Period - From 19/06/2023 to 18/06/2024 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	2/38 Worrell St NUNAWADING 3131	$905,000	09/05/2024
2	53 Nicholson St NUNAWADING 3131	$900,000	11/05/2024
3	1/28 Burnt St NUNAWADING 3131	$841,000	04/05/2024

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: 19/06/2024 17:08

2/1 Tasman Avenue, Nunawading Vic 3131

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3 2 2

Property Type: Townhouse (Single)
Land Size: 233 sqm approx

Agent Comments

Indicative Selling Price
$830,000 - $880,000
Median Unit Price
19/06/2023 - 18/06/2024: $730,000

Comparable Properties



2/38 Worrell St NUNAWADING 3131 (REI/VG)

3 1 2

Price: $905,000
Method: Sold Before Auction
Date: 09/05/2024
Property Type: Unit
Land Size: 290 sqm approx

Agent Comments

53 Nicholson St NUNAWADING 3131 (REI)

3 2 1

Price: $900,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)

Agent Comments



1/28 Burnt St NUNAWADING 3131 (REI)

3 1 1

Price: $841,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Townhouse (Res)
Land Size: 247 sqm approx

Agent Comments

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