

# 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

1/36 Luckie Street, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,210,000

### Median sale price

Median price \$1,210,000

Property Type House

Suburb Nunawading

Period - From 01/04/2023

to 31/03/2024

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	1/18 Ellison St BLACKBURN 3130	\$1,232,000	23/05/2024
2	13a Milton St NUNAWADING 3131	\$1,200,000	21/06/2024
3	1/260 Springvale Rd NUNAWADING 3131	\$1,111,000	21/03/2024

**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:

11/07/2024 13:32

1/36 Luckie Street, Nunawading Vic 3131



Grant Lynch  
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**Indicative Selling Price**

\$1,100,000 - \$1,210,000

**Median House Price**

Year ending March 2024: \$1,210,000



4 2 2

**Property Type:**

**Land Size:** 337 sqm approx

**Agent Comments**

## Comparable Properties



**1/18 Ellison St BLACKBURN 3130 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,232,000

**Method:** Sold Before Auction

**Date:** 23/05/2024

**Property Type:** Unit

**Land Size:** 303 sqm approx



**13a Milton St NUNAWADING 3131 (REI)**

**Agent Comments**

4 2 1

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 21/06/2024

**Property Type:** House

**Land Size:** 355 sqm approx



**1/260 Springvale Rd NUNAWADING 3131 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$1,111,000

**Method:** Private Sale

**Date:** 21/03/2024

**Property Type:** Townhouse (Single)

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



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