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	3 White Court, Nunawading Vic 3131

Indicative selling price

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

Single price $929,950

Median sale price

Median price $1,276,000 Property Type House Suburb Nunawading

Period - From 01/04/2024 to 30/06/2024 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	334 Mitcham Rd MITCHAM 3132	$911,500	11/06/2024
2	43 Mcculloch St NUNAWADING 3131	$955,000	18/05/2024
3	16 Nielsen Av NUNAWADING 3131	$1,000,000	10/05/2024

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: 02/09/2024 10:38

3 White Court, Nunawading Vic 3131



3 1 1

Property Type: House
Land Size: 686 sqm approx

Agent Comments

Indicative Selling Price
$929,950
Median House Price
June quarter 2024: $1,276,000

Comparable Properties



334 Mitcham Rd MITCHAM 3132 (REI)

3 1 1

Price: $911,500
Method: Sold Before Auction
Date: 11/06/2024
Property Type: House (Res)
Land Size: 634 sqm approx

Agent Comments



43 Mcculloch St NUNAWADING 3131 (REI)

3 2 2

Price: $955,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 614 sqm approx

Agent Comments



16 Nielsen Av NUNAWADING 3131 (REI/VG)

3 1 1

Price: $1,000,000
Method: Sold Before Auction
Date: 10/05/2024
Property Type: House (Res)
Land Size: 682 sqm approx

Agent Comments

Account - Fletchers | P: 03 88338888

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