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	35 Nicholson Street, Nunawading Vic 3131

Indicative selling price

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

Range between $1,950,000 & $2,100,000

Median sale price

Median price $1,238,000 Property Type House Suburb Nunawading

Period - From 01/07/2023 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	22 Esdale St BLACKBURN 3130	$2,200,000	17/05/2024
2	29 Milton St NUNAWADING 3131	$2,060,000	02/03/2024
3	129 Mount Pleasant Rd NUNAWADING 3131	$1,950,000	11/07/2024

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: 19/07/2024 15:50

35 Nicholson Street, Nunawading Vic 3131

Stephen Le Get
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4 2 2

Property Type: House (Res)
Land Size: 736 sqm approx

Agent Comments

Indicative Selling Price
$1,950,000 - $2,100,000
Median House Price
Year ending June 2024: $1,238,000

Comparable Properties



22 Esdale St BLACKBURN 3130 (REI)

4 2 2

Price: $2,200,000
Method: Private Sale
Date: 17/05/2024
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments



29 Milton St NUNAWADING 3131 (REI/VG)

5 3 2

Price: $2,060,000
Method: Sold Before Auction
Date: 02/03/2024
Property Type: House (Res)
Land Size: 860 sqm approx

Agent Comments



129 Mount Pleasant Rd NUNAWADING 3131 (REI)

4 2 2

Price: $1,950,000
Method: Private Sale
Date: 11/07/2024
Property Type: House
Land Size: 1257 sqm approx

Agent Comments

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