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	3/1a East India Avenue, Nunawading Vic 3131

Indicative selling price

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

Range between $720,000 & $790,000

Median sale price

Median price $796,500 Property Type Unit 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	3/11 Creek Rd MITCHAM 3132	$762,000	05/10/2024
2	4/17 Mount Pleasant Rd NUNAWADING 3131	$700,000	24/08/2024
3	2/14 Weigela Ct FOREST HILL 3131	$798,000	10/08/2024

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: 08/10/2024 17:02

3/1a East India Avenue, Nunawading Vic 3131

FLETCHERS



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$720,000 - $790,000
Median Unit Price
Year ending June 2024: $796,500

Comparable Properties



3/11 Creek Rd MITCHAM 3132 (REI)

2 1 1

Price: $762,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Unit

Agent Comments



4/17 Mount Pleasant Rd NUNAWADING 3131 (REI)

2 1 1

Price: $700,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Unit
Land Size: 220 sqm approx

Agent Comments



2/14 Weigela Ct FOREST HILL 3131 (REI)

2 1 1

Price: $798,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Unit
Land Size: 247 sqm approx

Agent Comments

Account - Fletchers | P: 03 88338888

REIV THE DIFFERENCE | propertydata.com.au

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