

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

8 McMurray Street Nunawading VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$737,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,500

Property type

Unit

Suburb

Nunawading

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

3/1-5 Burnt Street Nunawading VIC 3131	\$645,000	22-Jul-19
4 Newport Street Nunawading VIC 3131	\$840,000	06-Apr-19

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 6 months.

This Statement of Information was prepared on: 17 September 2019



3/1-5 Burnt Street Nunawading VIC 3131 Sold Price **\$645,000** Sold Date **22-Jul-19**

 2  1  2

Distance **0.39km**



4 Newport Street Nunawading VIC 3131 Sold Price **\$840,000** Sold Date **06-Apr-19**

 3  2  1

Distance **1.44km**

RS = Recent sale **UN** = Undisclosed Sale

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