

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

30 SUSANNE AVENUE 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

\$2,150,000

&

\$2,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

House

Suburb

Nunawading

Period-from

13 Nov 2023

to

13 May 2024

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

57 LUCKIE STREET NUNAWADING VIC 3131

\$2,310,000

16-Mar-24

17 CHERRYBROOK CLOSE NUNAWADING VIC 3131

\$2,175,000

04-May-24

68 GOODWIN STREET BLACKBURN VIC 3130

\$2,170,000

27-Apr-24

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: 13 May 2024



57 LUCKIE STREET NUNAWADING VIC 3131

Sold Price

^{RS}

\$2,310,000

Sold Date

16-Mar-24



5



3



2

Distance

0.72km



17 CHERRYBROOK CLOSE NUNAWADING VIC 3131

Sold Price

^{RS}

\$2,175,000

Sold Date

04-May-24



5



3



2

Distance

1.57km



68 GOODWIN STREET BLACKBURN VIC 3130

Sold Price

^{RS}

\$2,170,000

Sold Date

27-Apr-24



5



2



2

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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