

1/31 Mount Pleasant Road, Nunawading Vic 3131

McGrath

Peter Dragic
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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

September quarter 2024: \$825,000



 2  1  1

Rooms: 3

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 144.899993896484

sqm approx

Agent Comments

Comparable Properties



5/25 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

Agent Comments

 2  1  1

Price: \$611,000

Method: Auction Sale

Date: 31/08/2024

Property Type: Unit



3/14-16 Mcghee Av MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$600,000

Method: Auction Sale

Date: 03/08/2024

Property Type: Unit



2/31 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

Agent Comments

 2  1  1

Price: \$670,000

Method: Private Sale

Date: 01/08/2024

Property Type: Unit

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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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 1/31 Mount Pleasant Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$825,000 Property Type Unit Suburb Nunawading
Period - From 01/07/2024 to 30/09/2024 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	5/25 Mount Pleasant Rd NUNAWADING 3131	\$611,000	31/08/2024
2	3/14-16 Mcghee Av MITCHAM 3132	\$600,000	03/08/2024
3	2/31 Mount Pleasant Rd NUNAWADING 3131	\$670,000	01/08/2024

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: 13/01/2025 13:20