## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

	5/25 Mount Pleasant Road, Nunawading Vic 3131
Including suburb and	-
postcode	

#### Indicative selling price

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

Range between \$490,000 &	\$530,000
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#### Median sale price

Median price	\$873,000	Pro	perty Type U	nit		Suburb	Nunawading
Period - From	01/04/2024	to	30/06/2024	So	ource	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

,	and the companion property		Date of care
1	10/59 Doncaster East Rd MITCHAM 3132	\$501,000	27/07/2024
2	4/108 Mount Pleasant Rd NUNAWADING 3131	\$530,000	29/06/2024
3	4/50 Luckie St NUNAWADING 3131	\$525,000	13/04/2024

#### OR

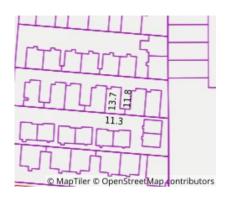
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/08/2024 12:52



Date of sale

# **McGrath**





Indicative Selling Price \$490,000 - \$530,000 Median Unit Price June quarter 2024: \$873,000

# Comparable Properties



10/59 Doncaster East Rd MITCHAM 3132 (REI) Agent Comments

**1** 2 **1** 6

Price: \$501,000 Method: Auction Sale Date: 27/07/2024 Property Type: Unit

Land Size: 122 sqm approx



4/108 Mount Pleasant Rd NUNAWADING 3131

(REI)

**2** 1

Price: \$530,000 Method: Auction Sale Date: 29/06/2024 Property Type: Unit



4/50 Luckie St NUNAWADING 3131 (REI)

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Price: \$525,000 Method: Private Sale Date: 13/04/2024 Property Type: Unit Agent Comments

Agent Comments

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



