

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

5/25 Mount Pleasant Road, Nunawading Vic 3131

Indicative selling price

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

Range between

\$490,000

&

\$530,000

Median sale price

Median price

\$873,000

Property Type

Unit

Suburb

Nunawading

Period - From

01/04/2024

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	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:

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Property Type: Strata Unit/Flat
Agent Comments

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

2 1 1

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) Agent Comments

2 1 -

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



4/50 Luckie St NUNAWADING 3131 (REI) Agent Comments

2 1 1

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