

# 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

2/37 Mount Pleasant Road, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000

&

\$690,000

### Median sale price

Median price \$745,000

Property Type Unit

Suburb Nunawading

Period - From 07/09/2022

to

06/09/2023

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	10/41-45 Glebe St FOREST HILL 3131	\$654,000	26/08/2023
2	12/30 Mount Pleasant Rd NUNAWADING 3131	\$612,500	31/07/2023
3	2/51 Mcculloch St NUNAWADING 3131	\$600,000	21/06/2023

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:

07/09/2023 11:52



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**10/41-45 Glebe St FOREST HILL 3131 (REI)**

Agent Comments



**Price:** \$654,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** Unit



**12/30 Mount Pleasant Rd NUNAWADING 3131 (REI)**

Agent Comments



**Price:** \$612,500

**Method:** Private Sale

**Date:** 31/07/2023

**Property Type:** Unit

**Land Size:** 90 sqm approx



**2/51 McCulloch St NUNAWADING 3131 (REI/VG)**

Agent Comments



**Price:** \$600,000

**Method:** Private Sale

**Date:** 21/06/2023

**Property Type:** Unit