

# 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 6/108 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 \$570,000 & \$600,000

### Median sale price

Median price \$709,000 Property Type Unit Suburb Nunawading

Period - From 01/10/2024 to 31/12/2024 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	5/444-446 Canterbury Rd FOREST HILL 3131	\$595,000	05/12/2024
2	5/25 Mount Pleasant Rd NUNAWADING 3131	\$611,000	31/08/2024
3	2/24 Mount Pleasant Rd NUNAWADING 3131	\$518,000	20/08/2024

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: 20/01/2025 17:06



 2    1    1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$570,000 - \$600,000

**Median Unit Price**

December quarter 2024: \$709,000

## Comparable Properties

5/444-446 Canterbury Rd FOREST HILL 3131 (REI)

**Agent Comments**

 2    1    1

**Price:** \$595,000

**Method:**

**Date:** 05/12/2024

**Property Type:** Unit



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



2/24 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

**Agent Comments**

 2    1    1

**Price:** \$518,000

**Method:** Private Sale

**Date:** 20/08/2024

**Property Type:** Unit

**Account - Barry Plant** | P: 03 9842 8888