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	6/108 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 \$570,000 & \$600,000	Range between	\$570,000	&	\$600,000
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Median sale price

Median price	\$709,000	Pro	pperty Type Un	t		Suburb	Nunawading
Period - From	01/10/2024	to	31/12/2024	So	urce	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

Add	dress 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 comparableproperties 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
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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)

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Agent Comments

Price: \$595,000 **Method:**

Date: 05/12/2024 Property Type: Unit

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

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Agent Comments

Price: \$611,000 Method: Auction Sale Date: 31/08/2024 Property Type: Unit



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

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Price: \$518,000 Method: Private Sale Date: 20/08/2024 Property Type: Unit



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Agent Comments

Account - Barry Plant | P: 03 9842 8888





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