

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 13/84 Mount Pleasant Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$737,500 House Unit X Suburb Nunawading

Period - From 01/07/2016 to 30/06/2017 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	91/264 Springvale Rd NUNAWADING 3131	\$525,000	29/06/2017
2	2/84 Mt Pleasant Rd NUNAWADING 3131	\$450,000	03/10/2017
3	13/30 Mount Pleasant Rd NUNAWADING 3131	\$450,000	01/05/2017

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.

13/84 Mount Pleasant Road, Nunawading Vic 3131

McGrath

Stuart Davies

03 8547 0888

0497 582 456

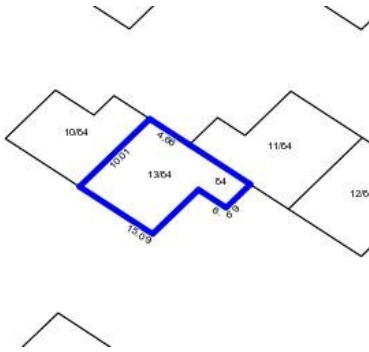
stuartdaves@mcgrath.com.au

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

Year ending June 2017: \$737,500



2 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties

91/264 Springvale Rd NUNAWADING 3131 (VG) **Agent Comments**

- - -

Price: \$525,000

Method: Sale

Date: 29/06/2017

Rooms: -

Property Type: Strata Unit/Flat



2/84 Mt Pleasant Rd NUNAWADING 3131 (REI) **Agent Comments**

2 1 1

Price: \$450,000

Method: Private Sale

Date: 03/10/2017

Rooms: 5

Property Type: Unit

Land Size: 82 sqm approx



13/30 Mount Pleasant Rd NUNAWADING 3131 (REI) **Agent Comments**

2 1 1

Price: \$450,000

Method: Private Sale

Date: 01/05/2017

Rooms: 6

Property Type: Unit