

Elizabeth Dumonic 03 8802 4418 0411 240 333 elizabeth@elite1.net.au

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

	129 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	\$1,250,000	&	\$1,300,000

#### Median sale price\*

Median price	\$1,300,000	Hou	ise X	Unit		Suburb	Nunawading
Period - From	08/02/2019	to	08/07/2019		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.

Add	dress of comparable property	Price	Date of sale
1	107 Esdale St NUNAWADING 3131	\$1,350,000	16/02/2019
2	61 Alwyn St MITCHAM 3132	\$1,300,000	18/03/2019
3	43 Gerald St BLACKBURN 3130	\$1,260,000	28/03/2019

#### 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.
- \* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

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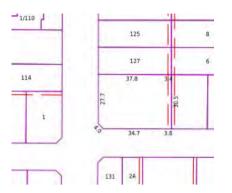


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**Indicative Selling Price** \$1,250,000 - \$1,300,000 **Median House Price \*** 

08/02/2019 - 08/07/2019: \$1,300,000

\* Agent calculated median based on 3 sales



# Stud

Rooms: 6

Property Type: House (Res) Land Size: 1256 sqm approx

**Agent Comments** 

### Comparable Properties



107 Esdale St NUNAWADING 3131 (REI/VG)

Price: \$1,350,000 Method: Auction Sale Date: 16/02/2019

Rooms: -

Property Type: House (Res) Land Size: 990 sqm approx

**Agent Comments** 



61 Alwyn St MITCHAM 3132 (REI/VG)

Price: \$1,300,000 Method: Private Sale Date: 18/03/2019

Rooms: -

Property Type: House Land Size: 689 sqm approx Agent Comments



43 Gerald St BLACKBURN 3130 (REI/VG)

Price: \$1,260,000 Method: Private Sale Date: 28/03/2019

Rooms: -

Property Type: House Land Size: 604 sqm approx **Agent Comments** 

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