

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

#### Median sale price\*

Median price \$1,300,000 House 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.

Address 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.

129 Mount Pleasant Road, Nunawading Vic 3131

**Elite**  
Women Real Estate

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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



3 + Stud  
y 1 4

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 1256 sqm approx

Agent Comments

## Comparable Properties



**107 Esdale St NUNAWADING 3131 (REI/VG)**

Agent Comments

4 3 -

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 16/02/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 990 sqm approx



**61 Alwyn St MITCHAM 3132 (REI/VG)**

Agent Comments

4 4 2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 18/03/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 689 sqm approx



**43 Gerald St BLACKBURN 3130 (REI/VG)**

Agent Comments

4 2 1

**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 28/03/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 604 sqm approx