

# 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

12/30 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 \$580,000 & \$620,000

### Median sale price

Median price \$665,000 Property Type Unit Suburb Nunawading

Period - From 22/06/2022 to 21/06/2023 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	1/16 Mount Pleasant Rd NUNAWADING 3131	\$665,000	20/05/2023
2	1/24 Creek Rd MITCHAM 3132	\$545,000	21/01/2023
3	1/36 Efron St NUNAWADING 3131	\$540,000	06/04/2023

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:

22/06/2023 13:12



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**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$580,000 - \$620,000

**Median Unit Price**

22/06/2022 - 21/06/2023: \$665,000

## Comparable Properties



**1/16 Mount Pleasant Rd NUNAWADING 3131 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$665,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** Unit

**Land Size:** 164 sqm approx



**1/24 Creek Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$545,000

**Method:** Private Sale

**Date:** 21/01/2023

**Property Type:** Unit



**1/36 Efron St NUNAWADING 3131 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$540,000

**Method:** Private Sale

**Date:** 06/04/2023

**Property Type:** Unit

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