Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2/22 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

Median sale price

Median price	\$694,000	Pro	perty Type Ur	nit		Suburb	Nunawading
Period - From	01/07/2019	to	30/09/2019	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

Aut	Address of comparable property		Date of Sale
1	8/14 Jubilee St NUNAWADING 3131	\$430,000	03/06/2019
2	220/193-195 Springvale Rd NUNAWADING 3131	\$406,000	13/08/2019
3	122/193-195 Springvale Rd NUNAWADING 3131	\$390,000	17/07/2019

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.

This Statement of Information was prepared on:	02/11/2019 09:32

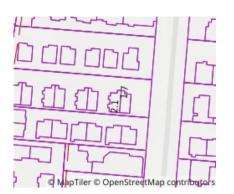


Date of sale



Adrian Nyariri 9908 5700 0455 089 610 adriannyariri@jelliscraig.com.au

Indicative Selling Price \$370,000 - \$400,000 **Median Unit Price** September quarter 2019: \$694,000



Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Comparable Properties



8/14 Jubilee St NUNAWADING 3131 (REI)

└── 2



Price: \$430,000 Method: Private Sale Date: 03/06/2019 Rooms: 4

Property Type: Unit

Agent Comments



220/193-195 Springvale Rd NUNAWADING

3131 (REI)





Price: \$406,000

Date: 13/08/2019 Rooms: 3

Method: Private Sale

Property Type: Apartment

Agent Comments



122/193-195 Springvale Rd NUNAWADING

3131 (VG)





Price: \$390,000 Method: Sale Date: 17/07/2019

Property Type: Strata Unit/Flat

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



