

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

4/65-67 Mt Pleasant Road, Nunawading Vic 3131

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$818,000

Property Type

Unit

Suburb

Nunawading

Period - From

01/10/2023

to

31/12/2023

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	3/5 Gee Ct NUNAWADING 3131	\$900,000	24/02/2024
2	1/5 Ferris Av MITCHAM 3132	\$850,000	11/10/2023
3	7/490 Mitcham Rd MITCHAM 3132	\$840,000	02/01/2024

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:

28/02/2024 08:32



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4/65-67 Mount Pleasant Road Nunawading

Additional information

Owners Corporation fee-\$1500 per year.
Council Rates-\$1516.80 per year.
Water Rates-\$739.92 per year plus usage.
Single level residence.
Well separated master suite with walk-in robe and ensuite.
Two further robed bedrooms.
Generous lounge centred around a warming fireplace.
Renovated sophisticated kitchen including a Neff oven, Asko dishwasher, induction cooktop, solid recycled spotted gum benchtops and premium cabinetry.
Spacious meals area.
Fitted laundry room.
New roof insulation.
Brick-paved alfresco.
High-efficiency heat pump hot water system.
Solar panels.
Split system air conditioning.
Double auto garage with yard access.

Rental Estimate

\$580 - \$630 per week (approx.)

Chattels

All fixed floor coverings and fixed light fittings as inspected

Close proximity to

Schools

Mount Pleasant Rd Nunawading Primary School Zoned (350m)
Blackburn Lake Primary School- (1.5km)
Mullauna Secondary College- Zoned (3.2km)
Vermont Secondary College-(3.7km)

Shops

Brand Smart-(1.7km)
Forest Hill Chase Shopping Centre- (2.1km)
Mitcham Shopping centre -(2.5 km)
Brentford Square (1.6km)

Parks

Dagola Reserve Playground - (600m)
Charles Rooks Reserve - (550m)
Blackburn Lake Sanctuary- (1.3 km)

Transport

Nunawading Train Station (1km)
Bus 902 Chelsea to Airport West
Bus 735 Box Hill to Nunawading

Terms

10% deposit, balance 30/60/75 days



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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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