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

5/98-100 Mount Pleasant Road, Nunawading Vic 3131

Indicative selling price

For the	meaning	of this	nrice see	consumer.vic.	nov au/i	Inderguoting
	meaning	01 1113	price see	consumer.vic.	.yov.au/i	inder quoting

Single price \$639,000

Median sale price

Median price	\$757,500	Pro	perty Type Uni	t		Suburb	Nunawading
Period - From	01/01/2020	to	31/03/2020	Sou	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.

Add	dress of comparable property	Price	Date of sale
1	6/472 Canterbury Rd FOREST HILL 3131	\$669,950	24/03/2020
2	2/39-41 Mount Pleasant Rd NUNAWADING 3131	\$650,000	31/05/2020
3	1/89 Springvale Rd NUNAWADING 3131	\$630,000	27/02/2020

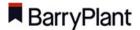
OR

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:

06/07/2020 09:54









Property Type: Unit Agent Comments

Indicative Selling Price \$639,000 **Median Unit Price** March quarter 2020: \$757,500

Comparable Properties



6/472 Canterbury Rd FOREST HILL 3131 (REI) Agent Comments



Price: \$669,950 Method: Sold Before Auction Date: 24/03/2020 Rooms: 4 Property Type: Unit



2/39-41 Mount Pleasant Rd NUNAWADING 3131 (REI)

Agent Comments



Price: \$650,000 Method: Private Sale Date: 31/05/2020 Rooms: 4 Property Type: Apartment

1/89 Springvale Rd NUNAWADING 3131 (REI/VG)



Agent Comments



Price: \$630,000 Method: Sold Before Auction Date: 27/02/2020 Rooms: 3 Property Type: Unit Land Size: 306 sqm approx

Account - Barry Plant | P: 03 9842 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.