

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 price see consumer.vic.gov.au/underquoting

Single price

\$639,000

Median sale price

Median price

\$757,500

Property Type

Unit

Suburb

Nunawading

Period - From

01/01/2020

to

31/03/2020

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	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



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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**

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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**

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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**

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