

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

7/104 MOUNT PLEASANT ROAD NUNAWADING VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$838,850

Property type

Unit

Suburb

Nunawading

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

5/485 MITCHAM ROAD MITCHAM VIC 3132	\$599,999	09-Mar-22
2/51 MCCULLOCH STREET NUNAWADING VIC 3131	\$600,000	21-Jun-23
7/5 LUCKIE STREET NUNAWADING VIC 3131	\$600,000	01-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 23 August 2023



**5/485 MITCHAM ROAD MITCHAM
VIC 3132**

2 1 1

Sold Price

\$599,999

Sold Date **09-Mar-22**

Distance **1.46km**



**2/51 MCCULLOCH STREET
NUNAWADING VIC 3131**

2 1 1

Sold Price

^{RS} **\$600,000**

Sold Date **21-Jun-23**

Distance **1.47km**



**7/5 LUCKIE STREET NUNAWADING
VIC 3131**

2 1 1

Sold Price

Sold Date **01-Aug-23**

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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