

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

2/7-9 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

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,500

Property type

Unit

Suburb

Nunawading

Period-from

01 Nov 2019

to

31 Oct 2020

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

1/52 Brunswick Road Mitcham VIC 3132	\$605,000	07-Nov-20
3/482-484 Mitcham Road Mitcham VIC 3132	\$591,000	22-Oct-20
5/104 Mount Pleasant Road Nunawading VIC 3131	\$580,000	01-Aug-20

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: 17 November 2020



1/52 Brunswick Road Mitcham VIC 3132

Sold Price

^{RS} **\$605,000** Sold Date **07-Nov-20**

 2  1  1

Distance **1.81km**



3/482-484 Mitcham Road Mitcham VIC 3132

Sold Price

^{RS} **\$591,000** Sold Date **22-Oct-20**

 2  1  1

Distance **1.26km**



5/104 Mount Pleasant Road Nunawading VIC 3131

Sold Price

\$580,000 Sold Date **01-Aug-20**

 2  1  1

Distance **0.99km**



2/39-41 Mount Pleasant Road Nunawading VIC 3131

Sold Price

\$650,000 Sold Date **31-May-20**

 2  1  1

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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