

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

5/104 Mount Pleasant Road, Nunawading Vic 3131

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$735,000

Property Type

Unit

Suburb

Nunawading

Period - From

04/03/2023

to

03/03/2024

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	7/104 Mount Pleasant Rd NUNAWADING 3131	\$680,000	23/09/2023
2	2/606 Mitcham Rd MITCHAM 3132	\$670,000	21/09/2023
3	7/31 Mount Pleasant Rd NUNAWADING 3131	\$660,000	25/11/2023

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:

04/03/2024 14:09



2 1 0

Property Type: Unit
Agent Comments

Indicative Selling Price
\$650,000

Median Unit Price
04/03/2023 - 03/03/2024: \$735,000

Comparable Properties



7/104 Mount Pleasant Rd NUNAWADING 3131 (REI/VG) Agent Comments

2 1 1

Price: \$680,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Unit



2/606 Mitcham Rd MITCHAM 3132 (REI) Agent Comments

2 1 2

Price: \$670,000
Method: Private Sale
Date: 21/09/2023
Property Type: Unit
Land Size: 174 sqm approx



7/31 Mount Pleasant Rd NUNAWADING 3131 (VG) Agent Comments

2 - -

Price: \$660,000
Method: Sale
Date: 25/11/2023
Property Type: Flat/Unit/Apartment (Res)