### Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5/104 Mount Pleasant Road, Nunawading Vic 3131

#### Indicative selling price

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			consumer.vic.gov.au	/underguoting

Single price \$650,000

#### Median sale price

Median price	\$735,000	Pro	perty Type Uni	t		Suburb	Nunawading
Period - From	04/03/2023	to	03/03/2024	So	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.

Ad	dress 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



# McGrath

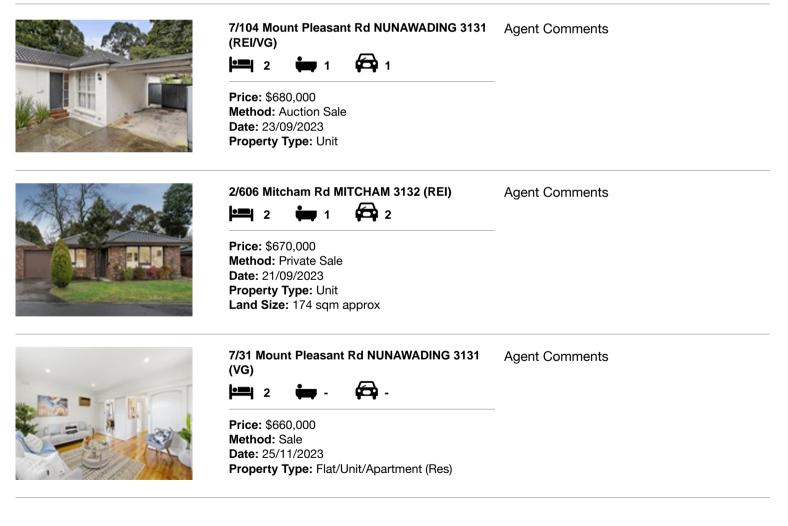




**Property Type:** Unit Agent Comments

Indicative Selling Price \$650,000 Median Unit Price 04/03/2023 - 03/03/2024: \$735,000

## **Comparable Properties**



#### Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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