

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 6/39 Mount Pleasant Road, Nunawading Vic 3131

Indicative selling price

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

Single price \$549,950

Median sale price

Median price \$825,000

Property Type Unit

Suburb Nunawading

Period - From 01/07/2024

to 30/09/2024

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	2/2 Lasiandra Av NUNAWADING 3131	\$535,500	03/12/2024
2	3/374 Springvale Rd FOREST HILL 3131	\$555,000	13/09/2024
3	2/24 Mount Pleasant Rd NUNAWADING 3131	\$518,000	20/08/2024

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:

08/01/2025 09:21

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Indicative Selling Price
\$549,950

Median Unit Price
September quarter 2024: \$825,000



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/2 Lasiandra Av NUNAWADING 3131 (REI)

Agent Comments

2 1 1

Price: \$535,500
Method: Private Sale
Date: 03/12/2024
Property Type: Unit



3/374 Springvale Rd FOREST HILL 3131 (REI/VG)

Agent Comments

2 1 2

Price: \$555,000
Method: Private Sale
Date: 13/09/2024
Property Type: Unit



2/24 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

Agent Comments

2 1 1

Price: \$518,000
Method: Private Sale
Date: 20/08/2024
Property Type: Unit

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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