

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

3/36 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Nunawading

Period-from

01 Mar 2024

to

28 Feb 2025

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

2/377 MITCHAM ROAD MITCHAM VIC 3132	\$722,000	15-Feb-25
4/14-16 MCGHEE AVENUE MITCHAM VIC 3132	\$650,500	30-Nov-24
4/36 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$700,000	13-Mar-25

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: 24 March 2025



**2/377 MITCHAM ROAD MITCHAM
VIC 3132**

 2  1  1

Sold Price

^{RS}

\$722,000

Sold Date

15-Feb-25

Distance

1.53km



**4/14-16 MCGHEE AVENUE
MITCHAM VIC 3132**

 2  1  1

Sold Price

\$650,500

Sold Date

30-Nov-24

Distance

1.91km



**4/36 MOUNT PLEASANT ROAD
NUNAWADING VIC 3131**

 2  1  1

Sold Price

^{RS}

\$700,000

Sold Date

13-Mar-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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