

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

6/84 Mt Pleasant Road, Nunawading Vic 3131
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Indicative selling price

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

Range between

\$510,000

 &

\$561,000

Median sale price

Median price

\$815,000

 Property Type

Unit

 Suburb

Nunawading

Period - From

01/04/2021

 to

31/03/2022

 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	5/108 Mount Pleasant Rd NUNAWADING 3131	\$610,000	19/05/2022
2	2/84 Mount Pleasant Rd NUNAWADING 3131	\$534,999	02/03/2022
3	4/308 Springvale Rd FOREST HILL 3131	\$500,000	23/12/2021

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:

16/06/2022 11:00



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Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$510,000 - \$561,000
Median Unit Price
Year ending March 2022: \$815,000

Comparable Properties



5/108 Mount Pleasant Rd NUNAWADING 3131 (REI) **Agent Comments**

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Price: \$610,000
Method: Private Sale
Date: 19/05/2022
Property Type: Unit
Land Size: 132 sqm approx



2/84 Mount Pleasant Rd NUNAWADING 3131 (VG) **Agent Comments**

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Price: \$534,999
Method: Sale
Date: 02/03/2022
Property Type: Strata Unit/Flat



4/308 Springvale Rd FOREST HILL 3131 (REI) **Agent Comments**

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Price: \$500,000
Method: Private Sale
Date: 23/12/2021
Property Type: Unit
Land Size: 77 sqm approx

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