### 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

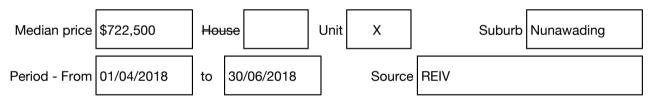
6/21 Mt Pleasant Road, Nunawading Vic 3131 d le

#### Indicative selling price

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

Range between	\$525,000	&	\$565,000	

#### Median sale price



#### 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	28 Convent La MITCHAM 3132	\$563,000	04/08/2018
2	3/36 Springvale Rd NUNAWADING 3131	\$555,000	18/05/2018
3	9/14-18 Springvale Rd NUNAWADING 3131	\$542,000	21/04/2018

#### 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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Agent Comments

28 Convent La MITCHAM 3132 (REI)

Indicative Selling Price \$525,000 - \$565,000 Median Unit Price June quarter 2018: \$722,500

## **Comparable Properties**



Price: \$563,000 Method: Auction Sale Date: 04/08/2018 Rooms: 3 Property Type: Unit

2

3/36 Springvale Rd NUNAWADING 3131 (REI/VG)

Agent Comments

Agent Comments



Price: \$555,000 Method: Private Sale Date: 18/05/2018 Rooms: 4 Property Type: Unit



 9/14-18 Springvale Rd NUNAWADING 3131
 Agent Comments

 (REI/VG)
 2
 2

Price: \$542,000 Method: Auction Sale Date: 21/04/2018 Rooms: -Property Type: Unit Land Size: 162 sqm approx

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