

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

4/24 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$799,000

Property type

Unit

Suburb

Nunawading

Period-from

01 May 2021

to

30 Apr 2022

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

2/84 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$534,999	02-Mar-22
2/9 BRAE GROVE NUNAWADING VIC 3131	\$550,000	21-Mar-22
103/372 MITCHAM ROAD MITCHAM VIC 3132	\$560,000	23-Feb-22

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: 19 May 2022



**2/84 MOUNT PLEASANT ROAD
 NUNAWADING VIC 3131**

 2  1  1

Sold Price **\$534,999** Sold Date **02-Mar-22**

Distance **0.55km**



**2/9 BRAE GROVE NUNAWADING
 VIC 3131**

 2  1  1

Sold Price ^{RS} **\$550,000** Sold Date **21-Mar-22**

Distance **1.31km**



**103/372 MITCHAM ROAD MITCHAM
 VIC 3132**

 2  1  1

Sold Price ^{RS} **\$560,000** Sold Date **23-Feb-22**

Distance **1.62km**

RS = Recent sale **UN** = Undisclosed Sale

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