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

129 Mount Pleasant Road, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,850,000		&		\$2,000,000				
Median sale p	rice								
Median price	\$1,202,500	Pro	operty Type	Hous	se		Suburb	Nunawading	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	29 Milton St NUNAWADING 3131	\$2,060,000	02/03/2024
2	20-22 Bessazile Av FOREST HILL 3131	\$2,000,000	03/02/2024
3	2 Hansen St FOREST HILL 3131	\$1,920,000	02/03/2024

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:

02/04/2024 16:31









Property Type: House (Res) **Land Size:** 1257 sqm approx Agent Comments Stephen Le Get 9908 5700 0438 558 870 stephenleget@jelliscraig.com.au

Indicative Selling Price \$1,850,000 - \$2,000,000 Median House Price Year ending December 2023: \$1,202,500

Comparable Properties



29 Milton St NUNAWADING 3131 (REI)



Price: \$2,060,000 Method: Sold Before Auction Date: 02/03/2024 Property Type: House (Res) Land Size: 860 sqm approx Agent Comments



Price: \$2,000,000 Method: Private Sale Date: 03/02/2024 Property Type: House

Land Size: 1453 sqm approx

2

4

2 Hansen St FOREST HILL 3131 (REI)

20-22 Bessazile Av FOREST HILL 3131 (REI)

6 3



ILL 3131 (REI) Age

Agent Comments

Agent Comments

Price: \$1,920,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 748 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



propertydata

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