

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
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Indicative selling price

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

Range between

\$1,850,000

 &

\$2,000,000

Median sale price

Median price

\$1,202,500

 Property Type

House

 Suburb

Nunawading

Period - From

01/01/2023

 to

31/12/2023

 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	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

Comparable Properties



29 Milton St NUNAWADING 3131 (REI)

Agent Comments



Price: \$2,060,000

Method: Sold Before Auction

Date: 02/03/2024

Property Type: House (Res)

Land Size: 860 sqm approx



20-22 Bessazile Av FOREST HILL 3131 (REI)

Agent Comments



Price: \$2,000,000

Method: Private Sale

Date: 03/02/2024

Property Type: House

Land Size: 1453 sqm approx



2 Hansen St FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,920,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 748 sqm approx