

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

3/39 Mount Pleasant Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$550,000 & \$575,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Nunawading

Period - From 01/07/2023 to 30/09/2023 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		
2		
3		

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: 15/11/2023 16:13



woodards 

3/39 Mount Pleasant Road Nunawading

Additional information

Council Rates: \$1,811.10 (refer Section 32)
Water Rates: \$160.90 + usage (refer Section 32)
2 Large bedrooms
Large living room
Hardwood floors
Great storage
North facing backyard

Chattels

All fixed floor coverings and fixed light fittings as inspected

Close proximity to

Schools Mount Pleasant Road Nunawading Primary school (510m)
Blackburn Lake Primary School- (1.27km)
Mullauna Secondary College (2.02km)
Vermont Secondary College-(2.85km)

Shops Brand Smart-(1.4km)
Forest Hill Chase Shopping Centre- (2.2km)
Mitcham Shopping centre -(2.2 km)
Brentford Square (2.0km)

Parks Dagola Reserve Playground - (750m)
Charles Rooks Reserve - (850m)
Blackburn Lake Sanctuary- (1.7 km)

Transport Nunawading Train Station (750m)
Bus 902 Chelsea to Airport West
Bus 735 Box Hill to Nunawading

Terms
10% deposit, balance 30/60 days



Luke Banitsiotis
0402 261 116



Warren Dromart
0431 520 130