

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 4/65-67 Mt Pleasant Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$818,000 Property Type Unit Suburb Nunawading

Period - From 01/10/2023 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 | 3/5 Gee Ct NUNAWADING 3131 | \$900,000 | 24/02/2024 |
| 2 | 1/5 Ferris Av MITCHAM 3132 | \$850,000 | 11/10/2023 |
| 3 | 7/490 Mitcham Rd MITCHAM 3132 | \$840,000 | 02/01/2024 |

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.~~

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Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
December quarter 2023: \$818,000

Comparable Properties



3/5 Gee Ct NUNAWADING 3131 (REI)

Agent Comments

 3  2  2

Price: \$900,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Unit
Land Size: 279 sqm approx



1/5 Ferris Av MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$850,000
Method: Private Sale
Date: 11/10/2023
Property Type: Unit
Land Size: 262 sqm approx



7/490 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments

 3  2  4

Price: \$840,000
Method: Private Sale
Date: 02/01/2024
Property Type: Unit
Land Size: 181 sqm approx