

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 Mark Place, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,480,000 & \$1,580,000

Median sale price

Median price \$1,231,500 Property Type House 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	1/10 Rialton Av BLACKBURN NORTH 3130	\$1,672,000	03/02/2024
2	3/38 Greendale Rd DONCASTER EAST 3109	\$1,400,000	10/10/2023
3	1/7 Luckie St NUNAWADING 3131	\$1,132,500	02/12/2023

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:

08/03/2024 09:22



 4  3  2

Property Type: House
Land Size: 370 sqm approx
Agent Comments

Indicative Selling Price
\$1,480,000 - \$1,580,000
Median House Price
December quarter 2023: \$1,231,500

Comparable Properties



1/10 Rialton Av BLACKBURN NORTH 3130 (REI)

Agent Comments

 4  3  2

Price: \$1,672,000
Method: Auction Sale
Date: 03/02/2024
Property Type: Townhouse (Res)



3/38 Greendale Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,400,000
Method: Private Sale
Date: 10/10/2023
Property Type: Townhouse (Res)
Land Size: 241 sqm approx



1/7 Luckie St NUNAWADING 3131 (REI)

Agent Comments

 4  3  2

Price: \$1,132,500
Method: Auction Sale
Date: 02/12/2023
Property Type: Townhouse (Res)
Land Size: 272 sqm approx

Account - Barry Plant | P: 03 9842 8888