

# 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 46 Mount Pleasant Road, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### 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	451 Mitcham Rd MITCHAM 3132	\$1,426,000	28/12/2023
2	3 Felicia Gr FOREST HILL 3131	\$1,405,000	24/02/2024
3	29 Zander Av NUNAWADING 3131	\$1,310,000	28/10/2023

**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: 01/03/2024 13:12



**Property Type:** House (Res)

**Land Size:** 803 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

Year ending December 2023: \$1,202,500

## Comparable Properties



**451 Mitcham Rd MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$1,426,000

**Method:** Private Sale

**Date:** 28/12/2023

**Property Type:** House

**Land Size:** 1043 sqm approx



**3 Felicia Gr FOREST HILL 3131 (REI)**

Agent Comments



**Price:** \$1,405,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 857 sqm approx



**29 Zander Av NUNAWADING 3131 (REI)**

Agent Comments



**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 603 sqm approx