

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

7/33-35 Mount Pleasant Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$590,000 & \$645,000

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	2/340-342 Springfield Rd NUNAWADING 3131	\$660,000	02/03/2024
2	6/251 Springfield Rd NUNAWADING 3131	\$600,000	10/02/2024
3	8/14 Jubilee St NUNAWADING 3131	\$592,000	03/02/2024

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:

18/03/2024 13:19

7/33-35 Mount Pleasant Road, Nunawading Vic 3131



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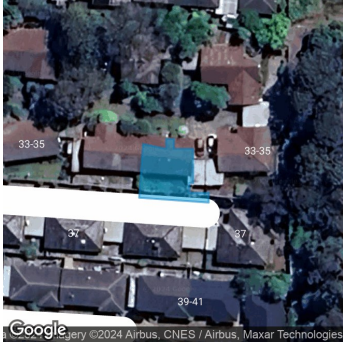
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Indicative Selling Price

\$590,000 - \$645,000

Median Unit Price

December quarter 2023: \$818,000



2 1 1

Property Type: Unit

Land Size: 151 sqm approx

Agent Comments

Comparable Properties



2/340-342 Springfield Rd NUNAWADING 3131 (REI)

Agent Comments

2 1 2

Price: \$660,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Unit

Land Size: 138 sqm approx



6/251 Springfield Rd NUNAWADING 3131 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 10/02/2024

Property Type: Unit



8/14 Jubilee St NUNAWADING 3131 (REI/VG)

Agent Comments

2 1 1

Price: \$592,000

Method: Auction Sale

Date: 03/02/2024

Property Type: Unit

Account - Jellis Craig | P: (03) 9908 5700



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