

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

2/36 MOUNT PLEASANT ROAD NUNAWADING VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$872,000

Property type

Unit

Suburb

Nunawading

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

2/31 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$670,000	01-Aug-24
7/33-35 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$665,000	20-Apr-24
5/104 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$640,000	18-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 23 August 2024



**2/31 MOUNT PLEASANT ROAD
 NUNAWADING VIC 3131**

 2  1  1

Sold Price

^{RS} **\$670,000**

Sold Date **01-Aug-24**

Distance **0.1km**



**7/33-35 MOUNT PLEASANT ROAD
 NUNAWADING VIC 3131**

 2  1  1

Sold Price

\$665,000

Sold Date **20-Apr-24**

Distance **0.12km**



**5/104 MOUNT PLEASANT ROAD
 NUNAWADING VIC 3131**

 2  1  1

Sold Price

\$640,000

Sold Date **18-Mar-24**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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