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	2/210 Central Road, Nunawading Vic 3131

Indicative selling price

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

Range between $830,000 & $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	3/26 Carween Av MITCHAM 3132	$888,000	02/03/2024
2	7/490 Mitcham Rd MITCHAM 3132	$840,000	02/01/2024
3	20/305 Canterbury Rd FOREST HILL 3131	$815,000	27/01/2024

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.~~

This Statement of Information was prepared on: 21/03/2024 16:41

2/210 Central Road, Nunawading Vic 3131

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4 2 2

Property Type: Unit
Land Size: 347 sqm approx

Agent Comments

Indicative Selling Price
$830,000 - $880,000
Median Unit Price
December quarter 2023: $818,000

Comparable Properties



3/26 Carween Av MITCHAM 3132 (REI)

3 2 2

Price: $888,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Unit
Land Size: 259 sqm approx

Agent Comments



7/490 Mitcham Rd MITCHAM 3132 (REI)

3 2 4

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

Agent Comments



20/305 Canterbury Rd FOREST HILL 3131 (REI)

3 2 2

Price: $815,000
Method: Private Sale
Date: 27/01/2024
Property Type: Townhouse (Single)
Land Size: 169 sqm approx

Agent Comments

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