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	73 Mount Pleasant Road, Nunawading Vic 3131

Indicative selling price

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

Range between $850,000 & $935,000

Median sale price

Median price $1,200,000 Property Type House Suburb Nunawading

Period - From 01/07/2024 to 30/09/2024 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	4 Grace Ct MITCHAM 3132	$920,000	05/10/2024
2	13 Sandon Cirt FOREST HILL 3131	$852,000	19/08/2024
3	334 Mitcham Rd MITCHAM 3132	$911,500	11/06/2024

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: 22/11/2024 14:00

73 Mount Pleasant Road, Nunawading Vic 3131



3 -

Rooms: 6
Property Type: House
Land Size: 629.036 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $935,000
Median House Price
September quarter 2024: $1,200,000

Comparable Properties



4 Grace Ct MITCHAM 3132 (REI)

3 1 1

Price: $920,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments



13 Sandon Cirt FOREST HILL 3131 (REI)

3 1 1

Price: $852,000
Method: Sold Before Auction
Date: 19/08/2024
Property Type: House (Res)

Agent Comments



334 Mitcham Rd MITCHAM 3132 (REI)

3 1 1

Price: $911,500
Method: Sold Before Auction
Date: 11/06/2024
Property Type: House (Res)
Land Size: 634 sqm approx

Agent Comments

Account - Ray White Blackburn | P: 03 9878 4411 | F: 03 9878 5100

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