

# 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

33 Glenelg Drive, Mentone Vic 3194

### Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,052,000

Property Type House

Suburb Mentone

Period - From 01/10/2020

to 31/12/2020

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	48 Keith St PARKDALE 3195	\$1,250,000	21/11/2020
2	6 Shelford Ct CHELTENHAM 3192	\$1,200,000	24/12/2020
3	17 Blackburn Dr CHELTENHAM 3192	\$1,190,000	19/12/2020

**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:

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**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 566 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

December quarter 2020: \$1,052,000

## Comparable Properties



48 Keith St PARKDALE 3195 (REI)

Agent Comments

5 2 1

**Price:** \$1,250,000

**Method:** Sold Before Auction

**Date:** 21/11/2020

**Property Type:** House (Res)



6 Shelford Ct CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 24/12/2020

**Property Type:** House

**Land Size:** 640 sqm approx



17 Blackburn Dr CHELTENHAM 3192 (REI)

Agent Comments

3 2 3

**Price:** \$1,190,000

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** House (Res)