

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

14 Glengala Court, Mentone Vic 3194

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,306,000

House

X

Unit

Suburb

Mentone

Period - From

01/04/2017

to

30/06/2017

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	196 Balcombe Rd MENTONE 3194	\$960,000	08/04/2017
2	195 Lower Dandenong Rd MENTONE 3194	\$930,000	25/03/2017
3	13 Barry St MENTONE 3194	\$900,000	25/03/2017

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.~~



4 2 1

Rooms:
Property Type: House (Res)
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2017: \$1,306,000

Comparable Properties



196 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$960,000
Method: Auction Sale
Date: 08/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 388 sqm approx



195 Lower Dandenong Rd MENTONE 3194 (REI/VG)

Agent Comments

4 2 2

Price: \$930,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 551 sqm approx



13 Barry St MENTONE 3194 (REI/VG)

Agent Comments

3 1 1

Price: \$900,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 411 sqm approx