

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 3 Winsome Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,190,000 & \$1,290,000

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	5 Fourth St PARKDALE 3195	\$1,260,000	01/04/2017
2	7 Mcnamara St BEAUMARIS 3193	\$1,255,000	18/03/2017
3	14 Tuck St CHELTENHAM 3192	\$1,199,000	24/06/2017

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.~~



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 743 sqm approx
Agent Comments

Comparable Properties



5 Fourth St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$1,260,000
Method: Auction Sale
Date: 01/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 725 sqm approx



7 Mcnamara St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,255,000
Method: Auction Sale
Date: 18/03/2017
Rooms: -
Property Type: House
Land Size: 612 sqm approx



14 Tuck St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,199,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 6
Property Type: House (Res)
Land Size: 557 sqm approx