

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 5/39 Plummer Road, Mentone Vic 3194

Indicative selling price

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

Range between \$640,000 & \$704,000

Median sale price

Median price \$655,000 House Unit X Suburb Mentone

Period - From 01/04/2017 to 30/06/2017 Source REIV

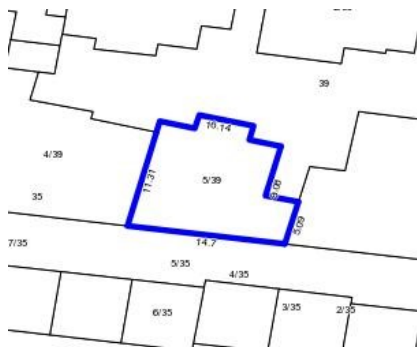
Comparable property sales (*Delete A or B below as applicable)

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	6/14 Milan St MENTONE 3194	\$640,000	16/09/2017
2	5/8-10 Michael St BEAUMARIS 3193	\$672,000	15/07/2017
3	3/192 Como Pde.W PARKDALE 3195	\$690,000	26/08/2017

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: 3
Property Type: Unit
Agent Comments

Comparable Properties



6/14 Milan St MENTONE 3194 (REI)

Agent Comments



Price: \$640,000
Method: Auction Sale
Date: 16/09/2017
Rooms: -
Property Type: Unit



5/8-10 Michael St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$672,000
Method: Auction Sale
Date: 15/07/2017
Rooms: 3
Property Type: Unit
Land Size: 101 sqm approx



3/192 Como Pde.W PARKDALE 3195 (REI)

Agent Comments



Price: \$690,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: Apartment