

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 89a Nepean Highway, Mentone Vic 3194

Indicative selling price

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

Range between \$1,000,000 & \$1,090,000

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	29a Swanston St MENTONE 3194	\$1,080,000	09/09/2017
2	194a Centre Dandenong Rd CHELTENHAM 3192	\$1,040,000	02/09/2017
3	2/1 Levanto St MENTONE 3194	\$1,025,000	15/06/2017

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.~~



4 3 2+

Rooms:
Property Type: Townhouse
Land Size: 339 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,090,000
Median House Price
 June quarter 2017: \$1,306,000

Comparable Properties



29a Swanston St MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$1,080,000
Method: Sold Before Auction
Date: 09/09/2017
Rooms: -
Property Type: Townhouse (Res)



194a Centre Dandenong Rd CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$1,040,000
Method: Auction Sale
Date: 02/09/2017
Rooms: -
Property Type: Townhouse (Res)



2/1 Levanto St MENTONE 3194 (REI/VG)

Agent Comments

3 2 4

Price: \$1,025,000
Method: Sold Before Auction
Date: 15/06/2017
Rooms: 5
Property Type: House (Res)
Land Size: 361 sqm approx