

## 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

1/15 Milan Street, 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

\$1,800,000

&

\$1,980,000

#### 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	Lot 2/1 Comport St BEAUMARIS 3193	\$1,900,000	30/05/2017
2	151 Tramway Pde BEAUMARIS 3193	\$1,842,500	23/06/2017
3	34 Mundy St MENTONE 3194	\$1,800,000	14/10/2017

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.~~



5   -  

**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
 \$1,800,000 - \$1,980,000  
**Median House Price**  
 June quarter 2017: \$1,306,000

## Comparable Properties

**Lot 2/1 Comport St BEAUMARIS 3193 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 30/05/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**151 Tramway Pde BEAUMARIS 3193 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,842,500  
**Method:** Private Sale  
**Date:** 23/06/2017  
**Rooms:** 7  
**Property Type:** House (Res)



**34 Mundy St MENTONE 3194 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,800,000  
**Method:** Auction Sale  
**Date:** 14/10/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 741 sqm approx