

## 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

1/2-10 Teague Avenue, 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

\$500,000

&

\$550,000

#### Median sale price

Median price

\$700,500

House

Unit

X

Suburb

Mentone

Period - From

01/10/2017

to

31/12/2017

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	8/33-35 Childers St MENTONE 3194	\$517,500	09/12/2017
2	104/7 Balcombe Rd MENTONE 3194	\$515,000	27/01/2018
3	4/117 Como Pde.E PARKDALE 3195	\$501,000	24/02/2018

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.



2   1   0

**Rooms:**  
**Property Type:** Unit  
Agent Comments

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
December quarter 2017: \$700,500

## Comparable Properties



**8/33-35 Childers St MENTONE 3194 (REI/VG)**   [Agent Comments](#)

2   2   1

**Price:** \$517,500  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** 4  
**Property Type:** Apartment



**104/7 Balcombe Rd MENTONE 3194 (REI)**   [Agent Comments](#)

2   2   1

**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 27/01/2018  
**Rooms:** -  
**Property Type:** Apartment



**4/117 Como Pde.E PARKDALE 3195 (REI)**   [Agent Comments](#)

2   1   1

**Price:** \$501,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Rooms:** 3  
**Property Type:** Apartment