

## 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 Southern Road, 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 \$840,000 & \$890,000

#### Median sale price

Median price \$1,200,000 House  Unit  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	65 Nancy St CHELTENHAM EAST 3192	\$860,000	14/10/2017
2	5 Acacia Av MENTONE 3194	\$840,000	24/10/2017
3	9a Booth St PARKDALE 3195	\$840,000	23/09/2017

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   2   3

**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
 \$840,000 - \$890,000  
**Median House Price**  
 December quarter 2017: \$1,200,000

## Comparable Properties

**65 Nancy St CHELTENHAM EAST 3192 (VG)**   [Agent Comments](#)

3   -   -

**Price:** \$860,000  
**Method:** Sale  
**Date:** 14/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 454 sqm approx



**5 Acacia Av MENTONE 3194 (REI/VG)**   [Agent Comments](#)

3   2   2

**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 24/10/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 361 sqm approx



**9a Booth St PARKDALE 3195 (REI)**   [Agent Comments](#)

3   1   1

**Price:** \$840,000  
**Method:** Auction Sale  
**Date:** 23/09/2017  
**Rooms:** -  
**Property Type:** House (Res)