

## 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

20/30 Mentone Parade, 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

\$370,000

&

\$390,000

#### 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	7/3 Childers St MENTONE 3194	\$385,000	28/10/2017
2	1/3 Childers St MENTONE 3194	\$370,000	23/11/2017
3	6/30 Latrobe St MENTONE 3194	\$370,000	13/10/2017

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.



1   1   1

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

**Indicative Selling Price**  
\$370,000 - \$390,000  
**Median Unit Price**  
December quarter 2017: \$700,500

## Comparable Properties



**7/3 Childers St MENTONE 3194 (REI/VG)**

**Agent Comments**

1   1   1

**Price:** \$385,000  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** -  
**Property Type:** Unit



**1/3 Childers St MENTONE 3194 (VG)**

**Agent Comments**

-   -   -

**Price:** \$370,000  
**Method:** Sale  
**Date:** 23/11/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**6/30 Latrobe St MENTONE 3194 (REI/VG)**

**Agent Comments**

1   1   1

**Price:** \$370,000  
**Method:** Sold After Auction  
**Date:** 13/10/2017  
**Rooms:** -  
**Property Type:** Unit