

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

1/94 Patty Street, Mentone Vic 3194

Indicative selling price

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

Range between \$950,000 & \$1,040,000

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	32a Swinden Av CHELTENHAM 3192	\$990,000	07/10/2017
2	154 Oak Av MENTONE 3194	\$981,000	07/10/2017
3	7/214 Balcombe Rd MENTONE 3194	\$950,000	07/10/2017

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.



3 -

Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price
\$950,000 - \$1,040,000
Median House Price
December quarter 2017: \$1,200,000

Comparable Properties



32a Swinden Av CHELTENHAM 3192 (REI/VG) **Agent Comments**

3 2 1

Price: \$990,000
Method: Auction Sale
Date: 07/10/2017
Rooms: 4
Property Type: Unit
Land Size: 296 sqm approx

154 Oak Av MENTONE 3194 (REI/VG) **Agent Comments**

3 2 2

Price: \$981,000
Method: Auction Sale
Date: 07/10/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 217 sqm approx



7/214 Balcombe Rd MENTONE 3194 (REI/VG) **Agent Comments**

3 2 2

Price: \$950,000
Method: Auction Sale
Date: 07/10/2017
Rooms: -
Property Type: Townhouse (Res)