

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 16 Avenza Street, Mentone Vic 3194

Indicative selling price

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

Single price \$950,000

Median sale price

Median price \$1,200,000 House Unit Suburb Mentone

Period - From 01/04/2018 to 30/06/2018 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	91 Devon St CHELTENHAM 3192	\$1,000,000	30/08/2018
2	87 Como Pde.E PARKDALE 3195	\$930,000	23/09/2018
3	110 Warren Rd MORDIALLOC 3195	\$925,000	25/08/2018

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.



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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 569 sqm approx
Agent Comments

Indicative Selling Price
\$950,000
Median House Price
June quarter 2018: \$1,200,000

Comparable Properties



91 Devon St CHELTENHAM 3192 (REI)

[Agent Comments](#)

5 3 2

Price: \$1,000,000
Method: Private Sale
Date: 30/08/2018
Rooms: -
Property Type: House
Land Size: 648 sqm approx



87 Como Pde.E PARKDALE 3195 (REI)

[Agent Comments](#)

3 1 2

Price: \$930,000
Method: Private Sale
Date: 23/09/2018
Rooms: -
Property Type: House



110 Warren Rd MORDIALLOC 3195 (REI)

[Agent Comments](#)

4 2 2

Price: \$925,000
Method: Private Sale
Date: 25/08/2018
Rooms: -
Property Type: House