

## 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 12 Latrobe Street, 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 \$1,200,000 & \$1,300,000

#### Median sale price

Median price \$1,200,000 House X 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	195 Balcombe Rd BEAUMARIS 3193	\$1,300,000	04/08/2018
2	12 Erskine Av CHELTENHAM 3192	\$1,210,000	28/04/2018
3	13 Rimmer St MENTONE 3194	\$1,200,000	05/05/2018

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.



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

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
June quarter 2018: \$1,200,000

## Comparable Properties



**195 Balcombe Rd BEAUMARIS 3193 (REI)**

Agent Comments



**Price:** \$1,300,000  
**Method:** Auction Sale  
**Date:** 04/08/2018  
**Rooms:** -  
**Property Type:** House (Res)



**12 Erskine Av CHELTENHAM 3192 (REI)**

Agent Comments



**Price:** \$1,210,000  
**Method:** Auction Sale  
**Date:** 28/04/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 579 sqm approx



**13 Rimmer St MENTONE 3194 (REI/VG)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 05/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 647 sqm approx