

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	2/1 Lower Dandenong Rd MENTONE 3194	\$652,500	04/09/2018
2	2/7 Rogers St MENTONE 3194	\$651,000	20/10/2018
3	11/22 Warrigal Rd PARKDALE 3195	\$648,000	15/09/2018

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.



3 1 2

Rooms:
Property Type: Townhouse (Res)
Land Size: 349 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$670,000
Median House Price
September quarter 2018: \$1,165,000

Comparable Properties



2/1 Lower Dandenong Rd MENTONE 3194 (VG) Agent Comments

3 - -

Price: \$652,500
Method: Sale
Date: 04/09/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



2/7 Rogers St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$651,000
Method: Auction Sale
Date: 20/10/2018
Rooms: -
Property Type: Townhouse (Res)



11/22 Warrigal Rd PARKDALE 3195 (REI)

Agent Comments

2 1 2

Price: \$648,000
Method: Auction Sale
Date: 15/09/2018
Rooms: -
Property Type: Unit