

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

#### Median sale price\*

Median price

House

Unit

Suburb

Mentone

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	2/67 Patty St MENTONE 3194	\$1,070,000	17/05/2018
2	1/63 Flinders St MENTONE 3194	\$1,008,000	23/07/2018
3	1/67 Patty St MENTONE 3194	\$950,000	18/08/2018

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.~~

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3   2   2

**Rooms:**

**Property Type:** Townhouse (Res)

**Land Size:** 323 sqm approx

Agent Comments

## Comparable Properties



**2/67 Patty St MENTONE 3194 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,070,000

**Method:** Sold Before Auction

**Date:** 17/05/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 405 sqm approx



**1/63 Flinders St MENTONE 3194 (REI)**

Agent Comments

3   -   -

**Price:** \$1,008,000

**Method:** Private Sale

**Date:** 23/07/2018

**Rooms:** -

**Property Type:** Townhouse (Res)



**1/67 Patty St MENTONE 3194 (REI)**

Agent Comments

3   2   2

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 18/08/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 350 sqm approx