

## 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 2/51 Naples Road, 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 \$770,000 & \$830,000

#### Median sale price

Median price \$800,000 House Unit X Suburb Mentone

Period - From 01/07/2018 to 30/09/2018 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	2/133-135 Charman Rd BEAUMARIS 3193	\$830,000	01/09/2018
2	1/21 Bonanza Rd BEAUMARIS 3193	\$820,000	11/08/2018
3	2/15 Imes St PARKDALE 3195	\$817,000	01/09/2018

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.



2   1   3

**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$770,000 - \$830,000  
**Median Unit Price**  
September quarter 2018: \$800,000

## Comparable Properties



2/133-135 Charman Rd BEAUMARIS 3193 (REI) **Agent Comments**

2   1   1

**Price:** \$830,000  
**Method:** Auction Sale  
**Date:** 01/09/2018  
**Rooms:** -  
**Property Type:** Unit



1/21 Bonanza Rd BEAUMARIS 3193 (REI/VG) **Agent Comments**

2   1   1

**Price:** \$820,000  
**Method:** Auction Sale  
**Date:** 11/08/2018  
**Rooms:** -  
**Property Type:** Unit



2/15 Imes St PARKDALE 3195 (REI) **Agent Comments**

2   1   2

**Price:** \$817,000  
**Method:** Auction Sale  
**Date:** 01/09/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)