

## 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	5 Grout Street, Mentone Vic 3194
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,295,000

#### Median sale price

Median price	\$1,165,000	House	X	Unit		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	17 Elizabeth St MENTONE 3194	\$1,464,000	08/08/2018
2	17 Hardy Gr BEAUMARIS 3193	\$1,375,000	05/05/2018
3	6 Kirkwood St BEAUMARIS 3193	\$1,350,000	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.

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**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,295,000  
**Median House Price**  
September quarter 2018: \$1,165,000

## Comparable Properties



17 Elizabeth St MENTONE 3194 (REI/VG)

[Agent Comments](#)

4 2 2

**Price:** \$1,464,000  
**Method:** Private Sale  
**Date:** 08/08/2018  
**Rooms:** -  
**Property Type:** House



17 Hardy Gr BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)

3 2 2

**Price:** \$1,375,000  
**Method:** Auction Sale  
**Date:** 05/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 459 sqm approx



6 Kirkwood St BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)

4 2 2

**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 05/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 565 sqm approx