

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 4/7 Palermo Street, Mentone Vic 3194

Indicative selling price

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

Range between \$600,000 & \$640,000

Median sale price

Median price \$825,000 House Unit X Suburb Mentone

Period - From 01/10/2018 to 31/12/2018 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	4/20 Warrigal Rd PARKDALE 3195	\$630,000	21/02/2019
2	9/31 Parkers Rd PARKDALE 3195	\$610,000	09/02/2019
3	3/40 Charman Rd MENTONE 3194	\$610,000	08/01/2019

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: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$640,000
Median Unit Price
December quarter 2018: \$825,000

Comparable Properties



4/20 Warrigal Rd PARKDALE 3195 (REI)

[Agent Comments](#)

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Price: \$630,000
Method: Sold Before Auction
Date: 21/02/2019
Rooms: -
Property Type: Unit



9/31 Parkers Rd PARKDALE 3195 (REI/VG)

[Agent Comments](#)

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Price: \$610,000
Method: Auction Sale
Date: 09/02/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 106 sqm approx



3/40 Charman Rd MENTONE 3194 (REI)

[Agent Comments](#)

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Price: \$610,000
Method: Private Sale
Date: 08/01/2019
Rooms: -
Property Type: Unit