

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
1/54 Flinders Street, Mentone Vic 3194

Indicative selling price

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

Range between \$750,000 & \$795,000

Median sale price

Median price \$1,160,000 House X Unit Suburb Mentone

Period - From 01/04/2018 to 31/03/2019 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	1/33 Sunray Av CHELTENHAM 3192	\$770,000	14/01/2019
2	1/5 Haines St CHELTENHAM 3192	\$770,000	07/12/2018
3	1/127 Park Rd CHELTENHAM 3192	\$765,000	16/03/2019

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.

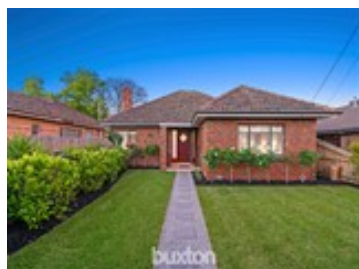


3 2 2

Rooms:
Property Type: Strata Unit/Flat
Land Size: 440 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$750,000 - \$795,000
Median House Price
Year ending March 2019: \$1,160,000

Comparable Properties



1/33 Sunray Av CHELTENHAM 3192 (REI/VG) [Agent Comments](#)

3 1 2

Price: \$770,000
Method: Private Sale
Date: 14/01/2019
Rooms: -
Property Type: Townhouse (Single)
Land Size: 315 sqm approx



1/5 Haines St CHELTENHAM 3192 (REI/VG) [Agent Comments](#)

3 1 1

Price: \$770,000
Method: Sold Before Auction
Date: 07/12/2018
Rooms: -
Property Type: Townhouse (Res)



1/127 Park Rd CHELTENHAM 3192 (REI/VG) [Agent Comments](#)

3 1 2

Price: \$765,000
Method: Auction Sale
Date: 16/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 325 sqm approx