

## 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 7/24 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 \$580,000 & \$638,000

#### Median sale price

Median price \$586,000 House Unit X Suburb Mentone

Period - From 01/04/2019 to 30/06/2019 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	2/1 Sunray Av CHELTENHAM 3192	\$590,000	20/04/2019
2	2/17 Bourke St MENTONE 3194	\$596,500	20/07/2019
3	7/1-6 Chaprowe Ct CHELTENHAM 3192	\$625,000	18/07/2019

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.



2   1   1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$580,000 - \$638,000  
**Median Unit Price**  
 June quarter 2019: \$586,000

## Comparable Properties



2/1 Sunray Av CHELTENHAM 3192 (VG)

[Agent Comments](#)

2   -   -

**Price:** \$590,000  
**Method:** Sale  
**Date:** 20/04/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



2/17 Bourke St MENTONE 3194 (REI)

[Agent Comments](#)

2   1   2

**Price:** \$596,500  
**Method:** Auction Sale  
**Date:** 20/07/2019  
**Rooms:** -  
**Property Type:** Villa



7/1-6 Chaprowe Ct CHELTENHAM 3192 (REI)

[Agent Comments](#)

2   1   1

**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 18/07/2019  
**Rooms:** 3  
**Property Type:** Unit