

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 11 Murray Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,050,000 House X Unit Suburb Mentone

Period - From 01/07/2018 to 30/06/2019 Source REIV

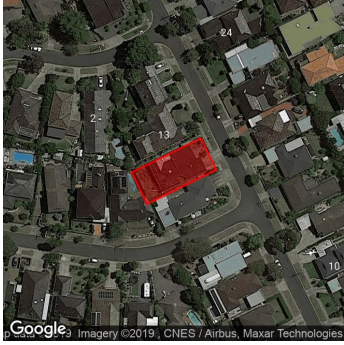
Comparable property sales (*Delete A or B below as applicable)

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	1 Booth St PARKDALE 3195	\$1,142,000	05/08/2019
2	3 Allnutt Ct CHELTENHAM 3192	\$1,100,000	12/06/2019
3	5 Lower Dandenong Rd MENTONE 3194	\$1,100,000	25/05/2019

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.



Rooms:
Property Type: Misc
 Improvements Residential (no dwelling)
Land Size: 582 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending June 2019: \$1,050,000

Comparable Properties



1 Booth St PARKDALE 3195 (REI)

Agent Comments



Price: \$1,142,000
Method: Sold Before Auction
Date: 05/08/2019
Rooms: -
Property Type: House
Land Size: 786 sqm approx



3 Allnutt Ct CHELTENHAM 3192 (VG)

Agent Comments



Price: \$1,100,000
Method: Sale
Date: 12/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 603 sqm approx



5 Lower Dandenong Rd MENTONE 3194 (REI)

Agent Comments



Price: \$1,100,000
Method: Auction Sale
Date: 25/05/2019
Rooms: -
Property Type: House (Res)