

# 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

45 Marina Road, 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 \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,050,000 Property Type House 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	4 Plummer Rd MENTONE 3194	\$1,680,000	15/06/2019
2	205 Tramway Pde BEAUMARIS 3193	\$1,620,000	21/09/2019
3			

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.

This Statement of Information was prepared on: 15/10/2019 12:54



4   2   2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 722 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

Year ending June 2019: \$1,050,000

## Comparable Properties



**4 Plummer Rd MENTONE 3194 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,680,000

**Method:** Auction Sale

**Date:** 15/06/2019

**Property Type:** House (Res)

**Land Size:** 779 sqm approx



**205 Tramway Pde BEAUMARIS 3193 (REI)**

Agent Comments

3   2   2

**Price:** \$1,620,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Property Type:** House (Res)

**Land Size:** 696 sqm approx

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.