

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

2a Sycamore Avenue, Mentone Vic 3194

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,010,000 Property Type House Suburb Mentone

Period - From 01/10/2018 to 30/09/2019 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	2/44 Fourth St PARKDALE 3195	\$845,000	02/11/2019
2	2/30 Evan St PARKDALE 3195	\$836,000	10/08/2019
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: 07/11/2019 08:45



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Property Type: Townhouse
(Single)

Land Size: 456 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

Year ending September 2019: \$1,010,000

Comparable Properties



2/44 Fourth St PARKDALE 3195 (REI)

Agent Comments

3 2 2

Price: \$845,000

Method: Auction Sale

Date: 02/11/2019

Property Type: Unit



2/30 Evan St PARKDALE 3195 (REI/VG)

Agent Comments

3 1 2

Price: \$836,000

Method: Auction Sale

Date: 10/08/2019

Property Type: Townhouse (Res)

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.