

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

23 Palermo Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

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	21 Mundy St MENTONE 3194	\$1,351,500	16/08/2019
2	41 Mentone Pde MENTONE 3194	\$1,320,000	17/07/2019
3	1 Princes Ct PARKDALE 3195	\$1,270,000	16/06/2019

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.~~

This Statement of Information was prepared on:

30/10/2019 09:59



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Rooms: 9
Property Type: House
Land Size: 364 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 Year ending September 2019: \$1,010,000

Comparable Properties

21 Mundy St MENTONE 3194 (VG)

Agent Comments

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Price: \$1,351,500
Method: Sale
Date: 16/08/2019
Property Type: House (Res)
Land Size: 387 sqm approx



41 Mentone Pde MENTONE 3194 (VG)

Agent Comments

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Price: \$1,320,000
Method: Sale
Date: 17/07/2019
Property Type: House (Res)
Land Size: 573 sqm approx

1 Princes Ct PARKDALE 3195 (VG)

Agent Comments

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Price: \$1,270,000
Method: Sale
Date: 16/06/2019
Property Type: House (Res)
Land Size: 377 sqm approx