

# 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 9 Avenza 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 \$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 | 125 Warren Rd PARKDALE 3195    | \$849,000 | 25/07/2019   |
| 2 | 62 Voltri St MENTONE 3194      | \$820,000 | 25/06/2019   |
| 3 | 23 Keefer St MORDIALLOC 3195   | \$800,000 | 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: 02/11/2019 14:13



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

**Land Size:** 615 sqm approx

Agent Comments

**Indicative Selling Price**  
\$800,000 - \$850,000  
**Median House Price**  
Year ending September 2019: \$1,010,000

## Comparable Properties



**125 Warren Rd PARKDALE 3195 (REI)**

Agent Comments

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**Price:** \$849,000  
**Method:** Private Sale  
**Date:** 25/07/2019  
**Property Type:** Land  
**Land Size:** 800 sqm approx



**62 Voltri St MENTONE 3194 (VG)**

Agent Comments

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**Price:** \$820,000  
**Method:** Sale  
**Date:** 25/06/2019  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx

**23 Keefer St MORDIALLOC 3195 (VG)**

Agent Comments

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**Price:** \$800,000  
**Method:** Sale  
**Date:** 16/06/2019  
**Property Type:** House (Res)  
**Land Size:** 677 sqm approx