

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

10 Charman Road, Mentone Vic 3194

Indicative selling price

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

Range between \$1,850,000 & \$1,980,000

Median sale price

Median price \$1,230,000 Property Type House Suburb Mentone

Period - From 01/10/2019 to 31/12/2019 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 | 17 Marina Rd MENTONE 3194 | \$2,175,000 | 30/11/2019 |
| 2 | 43 Plummer Rd MENTONE 3194 | \$1,957,500 | 14/12/2019 |
| 3 | 104 Dalgetty Rd BEAUMARIS 3193 | \$1,825,000 | 29/02/2020 |

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:

06/03/2020 15:02

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5 2 2

Property Type: House (Res)

Agent Comments

This elegant 5-bedroom residence details smooth contemporary design & exquisite finishes; every comfort & convenience has carefully been considered. As new designer pool and spa, sleek kitchen, 3 living area's, and 120 metres to the beach.

Indicative Selling Price

\$1,850,000 - \$1,980,000

Median House Price

December quarter 2019: \$1,230,000

Comparable Properties

17 Marina Rd MENTONE 3194 (VG)

Agent Comments

4 - -

Price: \$2,175,000

Method: Sale

Date: 30/11/2019

Property Type: House (Res)

Land Size: 747 sqm approx



43 Plummer Rd MENTONE 3194 (REI)

Agent Comments

4 3 3

Price: \$1,957,500

Method: Auction Sale

Date: 14/12/2019

Property Type: House (Res)

Land Size: 774 sqm approx



104 Dalgetty Rd BEAUMARIS 3193 (REI)

Agent Comments

5 3 2

Price: \$1,825,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)