

# 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

78 Venice 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 \$1,750,000 & \$1,850,000

### 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	3 Fourth St PARKDALE 3195	\$1,875,000	26/10/2019
2	33 Seventh St PARKDALE 3195	\$1,857,500	05/02/2020
3	22 Mundy St MENTONE 3194	\$1,780,000	21/12/2019

**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: 10/03/2020 08:24



4   2   1

**Property Type:** House (Res)  
Agent Comments

**Indicative Selling Price**  
\$1,750,000 - \$1,850,000  
**Median House Price**  
December quarter 2019: \$1,230,000

## Comparable Properties



**3 Fourth St PARKDALE 3195 (REI/VG)**

Agent Comments

5   2   2

**Price:** \$1,875,000  
**Method:** Auction Sale  
**Date:** 26/10/2019  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx



**33 Seventh St PARKDALE 3195 (REI)**

Agent Comments

4   2   2

**Price:** \$1,857,500  
**Method:** Sold Before Auction  
**Date:** 05/02/2020  
**Property Type:** House (Res)  
**Land Size:** 699 sqm approx



**22 Mundy St MENTONE 3194 (REI)**

Agent Comments

3   1   2

**Price:** \$1,780,000  
**Method:** Auction Sale  
**Date:** 21/12/2019  
**Property Type:** House (Res)  
**Land Size:** 740 sqm approx