

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

4/5 Anderson Court, Mentone Vic 3194

Indicative selling price

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

Range between \$650,000 & \$695,000

Median sale price

Median price \$702,000 Property Type Unit 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	4/20 Patty St MENTONE 3194	\$694,000	07/12/2019
2	15/32 Mentone Pde MENTONE 3194	\$692,000	22/02/2020
3	3/1-3 Palermo St MENTONE 3194	\$692,000	24/12/2019

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:

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Property Type: Unit
Land Size: 87 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$695,000
Median Unit Price
December quarter 2019: \$702,000

Comparable Properties



4/20 Patty St MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$694,000
Method: Auction Sale
Date: 07/12/2019
Property Type: Unit



15/32 Mentone Pde MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$692,000
Method: Auction Sale
Date: 22/02/2020
Rooms: 3
Property Type: Unit



3/1-3 Palermo St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$692,000
Method: Private Sale
Date: 24/12/2019
Property Type: Unit