

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

80 Venice Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,120,000 Property Type House Suburb Mentone

Period - From 01/04/2019 to 31/03/2020 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	22 Mundy St MENTONE 3194	\$1,780,000	21/12/2019
2	7 Dickens St PARKDALE 3195	\$1,690,000	30/11/2019
3	73 Mundy St MENTONE 3194	\$1,650,000	07/12/2019

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:

18/05/2020 14:49



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Property Type: House (Res)
Land Size: 800 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
Year ending March 2020: \$1,120,000

Comparable Properties



22 Mundy St MENTONE 3194 (REI/VG)

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

7 Dickens St PARKDALE 3195 (VG)

Agent Comments

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Price: \$1,690,000
Method: Sale
Date: 30/11/2019
Property Type: House (Res)
Land Size: 789 sqm approx



73 Mundy St MENTONE 3194 (REI/VG)

Agent Comments

5 2 2

Price: \$1,650,000
Method: Auction Sale
Date: 07/12/2019
Property Type: House (Res)
Land Size: 710 sqm approx