

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

6/78 Beach Road, Mentone Vic 3194

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$652,000 Property Type Unit Suburb Mentone

Period - From 11/06/2019 to 10/06/2020 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	4/33 Parkers Rd PARKDALE 3195	\$925,000	20/03/2020
2	2a Cochrane Av MENTONE 3194	\$850,000	02/04/2020
3	5/27 Brindisi St MENTONE 3194	\$730,000	14/04/2020

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:

11/06/2020 11:05



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

11/06/2019 - 10/06/2020: \$652,000

Comparable Properties



4/33 Parkers Rd PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$925,000
Method: Sold Before Auction
Date: 20/03/2020
Property Type: Townhouse (Res)



2a Cochrane Av MENTONE 3194 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 02/04/2020
Property Type: House
Land Size: 250 sqm approx



5/27 Brindisi St MENTONE 3194 (REI)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 14/04/2020
Property Type: Unit