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**STATEMENT OF INFORMATION**

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

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PROPERTY OFFERED FOR SALE

**23C Riviera Street, Mentone, VIC 3194**

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INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single Price \$780,000**

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MEDIAN SALE PRICE

**Median price \$525,500 | House | Mentone (3194)**

**Period - From 1 April 2017 to 31 March 2018 | Source - CoreLogic**

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COMPARABLE PROPERTY SALES

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
<b>2/29-31 CHILDERS STREET, MENTONE VIC 3194</b>	<b>\$797,500</b>	<b>30/01/2018</b>
<b>2/8 BROOME AVENUE, MENTONE VIC 3194</b>	<b>\$761,000</b>	<b>18/11/2017</b>
<b>2/45 ALBENCA STREET, MENTONE VIC 3194</b>	<b>\$825,000</b>	<b>12/05/2018</b>