

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

33 Mundy Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,610,000 Property Type House Suburb Mentone

Period - From 01/07/2021 to 30/06/2022 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	136 Reserve Rd BEAUMARIS 3193	\$1,933,000	22/06/2022
2	1 Michael St BEAUMARIS 3193	\$1,890,000	03/05/2022
3	159 Tramway Pde BEAUMARIS 3193	\$1,860,000	06/06/2022

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:

11/08/2022 11:16



 4
  2
  2

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

Year ending June 2022: \$1,610,000

Comparable Properties



136 Reserve Rd BEAUMARIS 3193 (REI)

Agent Comments

 5
  2
  5

Price: \$1,933,000

Method: Private Sale

Date: 22/06/2022

Property Type: House

Land Size: 693 sqm approx



1 Michael St BEAUMARIS 3193 (REI)

Agent Comments

 4
  2
  2

Price: \$1,890,000

Method: Private Sale

Date: 03/05/2022

Property Type: House



159 Tramway Pde BEAUMARIS 3193 (REI)

Agent Comments

 3
  1
  3

Price: \$1,860,000

Method: Private Sale

Date: 06/06/2022

Property Type: House

Land Size: 648 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216