

## 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

2 Ovens Court, Mentone Vic 3194

## Indicative selling price

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

Single price \$1,250,000

## Median sale price

Median price \$1,200,000

House

X

Unit

Suburb Mentone

Period - From 01/10/2016

to 30/09/2017

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 | 21 Derwent St MENTONE 3194     | \$1,322,000 | 08/07/2017   |
| 2 | 1 Gainsborough Rd MENTONE 3194 | \$1,230,000 | 03/05/2017   |
| 3 | 45 Voltri St CHELTENHAM 3192   | \$1,200,000 | 05/09/2017   |

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.



4 2 3

**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000

**Median House Price**  
Year ending September 2017: \$1,200,000

## Comparable Properties

### 21 Derwent St MENTONE 3194 (REI)

**Agent Comments**

4 2 2

**Price:** \$1,322,000  
**Method:** Auction Sale  
**Date:** 08/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 556 sqm approx



### 1 Gainsborough Rd MENTONE 3194 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$1,230,000  
**Method:** Sold Before Auction  
**Date:** 03/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 640 sqm approx



### 45 Voltri St CHELTENHAM 3192 (REI)

**Agent Comments**

4 2 2

**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 05/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 582 sqm approx