

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

10 Houston Street, Mentone Vic 3194

Indicative selling price

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

Range between \$950,000 & \$1,020,000

Median sale price

Median price \$1,696,500 Property Type House Suburb Mentone

Period - From 01/01/2022 to 31/03/2022 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	226 Centre Dandenong Rd CHELTENHAM 3192	\$1,010,000	24/01/2022
2	9 Virginia Ct MENTONE 3194	\$1,005,000	25/02/2022
3	98 Lower Dandenong Rd PARKDALE 3195	\$955,000	21/12/2021

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:

19/04/2022 09:39



4 1 3

Property Type: House
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,020,000
Median House Price
March quarter 2022: \$1,696,500

Comparable Properties



226 Centre Dandenong Rd CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$1,010,000
Method: Private Sale
Date: 24/01/2022
Property Type: House
Land Size: 540 sqm approx



9 Virginia Ct MENTONE 3194 (REI)

Agent Comments

3 1 2

Price: \$1,005,000
Method: Auction Sale
Date: 25/02/2022
Property Type: House (Res)
Land Size: 577 sqm approx



98 Lower Dandenong Rd PARKDALE 3195 (REI)

Agent Comments

3 1 2

Price: \$955,000
Method: Private Sale
Date: 21/12/2021
Property Type: House
Land Size: 534 sqm approx