Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pro	perty	offered	for sa	le
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Address Including suburb and postcode							
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$1,150,000	&	\$1,250,000				

Median sale price

Median price	\$788,000	Pro	perty Type Uni	t		Suburb	Mentone
Period - From	01/10/2021	to	31/12/2021	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2a Eighth St PARKDALE 3195	\$1,250,000	24/11/2021
2	52a Bourke St MENTONE 3194	\$1,240,000	27/11/2021
3	19e Oak Av CHELTENHAM 3192	\$1,200,000	30/10/2021

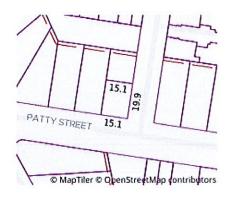
OR

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:	27/01/2022 12:10
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Property Type: Strata Unit/Flat Land Size: 303 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median Unit Price**

December quarter 2021: \$788,000

Comparable Properties



2a Eighth St PARKDALE 3195 (REI/VG)

3

Price: \$1,250,000 Method: Private Sale Date: 24/11/2021

Property Type: Townhouse (Single) Land Size: 314 sqm approx

Agent Comments



52a Bourke St MENTONE 3194 (REI)

3

Price: \$1,240,000 Method: Auction Sale Date: 27/11/2021

Property Type: Townhouse (Res)

Agent Comments



19e Oak Av CHELTENHAM 3192 (REI/VG)

3

Price: \$1,200,000 Method: Auction Sale Date: 30/10/2021 Property Type: Unit

Agent Comments

Account - Greg Hocking Bayside Living | P: 95890222





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