

40.6m
(approx)

17.1m
(approx)

696sqm
(approx)

14.1m
(approx)

4.2m
(approx)

House

3 beds

1 baths

2 parking

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**40A Latrobe Street,
MENTONE 3194**

Indicative selling price

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

Range \$860,000 - \$940,000

Median sale price

Median **House** for **MENTONE** for period **Oct 2018 - Oct 2019**

Sourced from realestate.com.au.

\$960,000

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 the most comparable to the property for sale.

17 Allnutt Parade,
Cheltenham 3192

Price \$880,000 Sold 06 July
2019

15 Judd Parade,
Cheltenham 3192

Price \$900,000 Sold 14 June
2019

30 Centre Dandenong Road,
Cheltenham 3192

Price \$920,000 Sold 06 June
2019

This Statement of Information was prepared on 14th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from realestate.com.au.

Ray White Cheltenham

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