

Steve Gray 0417 380 371 smgray@hockingstuart.com.au

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						

Indicative selling price

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

Range between	\$600,000	&	\$630,000
			<u> </u>

Median sale price

Median price	\$646,200	Hou	se	Unit	х	Suburb	Mentone
Period - From	01/04/2017	to	31/03/2018		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.

Add	dress of comparable property	Price	Date of sale
1	1/1-3 Venice St MENTONE 3194	\$720,000	09/12/2017
2	5/22 Patty St MENTONE 3194	\$671,000	10/02/2018
3	1/210 Balcombe Rd MENTONE 3194	\$667,000	24/02/2018

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.

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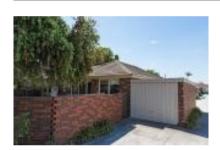




Rooms:

Property Type: Unit Agent Comments

Comparable Properties



1/1-3 Venice St MENTONE 3194 (REI/VG)

Price: \$720,000 Method: Auction Sale Date: 09/12/2017

Rooms: 3

Property Type: Unit

Agent Comments



5/22 Patty St MENTONE 3194 (REI)



Price: \$671,000 Method: Private Sale Date: 10/02/2018

Rooms: -

Property Type: Unit

Agent Comments



1/210 Balcombe Rd MENTONE 3194 (REI/VG)

- 2

Price: \$667,000 Method: Auction Sale Date: 24/02/2018

Rooms: -

Property Type: Unit

Agent Comments

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