

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

2/17 Bourke Street, Mentone Vic 3194

Indicative selling price

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

Range between \$600,000

&

\$630,000

Median sale price

Median price \$646,200

House

Unit

X

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.

	Address 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.



2 1 2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$630,000
Median Unit Price
Year ending March 2018: \$646,200

Comparable Properties



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

Agent Comments

2 1 1

Price: \$720,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 3
Property Type: Unit



5/22 Patty St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$671,000
Method: Private Sale
Date: 10/02/2018
Rooms: -
Property Type: Unit



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

Agent Comments

2 1 2

Price: \$667,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: Unit