Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

nbe Road, Mentone Vic 3194

Indicative selling price

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

Range between \$1,150,000	&	\$1,200,000
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Median sale price

Median price	\$1,130,000	Pro	perty Type T	ownhouse		Suburb	Mentone
Period - From	05/04/2021	to	04/04/2022		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

Add	dress of comparable property	Price	Date of sale
1	19e Oak Av CHELTENHAM 3192	\$1,200,000	30/10/2021
2	2/21 Charles St CHELTENHAM 3192	\$1,161,000	10/11/2021
3	11a Bourke St MENTONE 3194	\$1,150,000	11/11/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/04/2022 12:16













Property Type: Townhouse

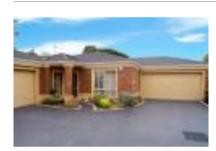
(Single)

Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,200,000 **Median Townhouse Price** 05/04/2021 - 04/04/2022: \$1,130,000

Comparable Properties



19e Oak Av CHELTENHAM 3192 (REI/VG)

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

Agent Comments



2/21 Charles St CHELTENHAM 3192 (REI/VG)







Price: \$1,161,000 Method: Private Sale Date: 10/11/2021

Property Type: Townhouse (Single) Land Size: 233 sqm approx

Agent Comments

11a Bourke St MENTONE 3194 (VG)

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Price: \$1,150,000 Method: Sale Date: 11/11/2021

Property Type: House (Res) Land Size: 349 sqm approx

Agent Comments

Account - Hodges | P: 03 95846500 | F: 03 95848216



