

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

1-2 Plummer Court, Mentone Vic 3194

Indicative selling price

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

Range between \$4,000,000 & \$4,400,000

Median sale price

Median price \$1,375,000 Property Type House Suburb Mentone

Period - From 01/01/2021 to 31/03/2021 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	375 Beach Rd, Beaumaris, Vic 3193, Australia	\$4,470,000	06/04/2021
2	44 Beach Rd, Mentone, Vic 3194, Australia	\$4,440,000	03/04/2021
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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:

14/05/2021 13:01



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Property Type: House
Land Size: 2079 approx sqm approx
Agent Comments

Indicative Selling Price
\$4,000,000 - \$4,400,000
Median House Price
March quarter 2021: \$1,375,000

Comparable Properties

375 Beach Rd, Beaumaris, Vic 3193, Australia (REI) **Agent Comments**

3 2 3

Price: \$4,470,000
Method:
Date: 06/04/2021
Property Type: House

44 Beach Rd, Mentone, Vic 3194, Australia (REI) **Agent Comments**

5 2 4

Price: \$4,440,000
Method:
Date: 03/04/2021
Property Type: Land

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.