

## 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

9 Coolabah Street, Mentone Vic 3194

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000

&amp;

\$1,045,000

## Median sale price

Median price \$1,150,000

House

X

Unit

Suburb Mentone

Period - From 01/07/2016

to

30/06/2017

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                              | 28 Gainsborough Rd MENTONE 3194 | \$1,068,000 | 09/09/2017   |
| 2                              | 8 Hicks St PARKDALE 3195        | \$1,051,000 | 12/08/2017   |
| 3                              | 50 Allandale Rd MENTONE 3194    | \$980,000   | 26/08/2017   |

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:** House

Agent Comments

## Comparable Properties



**28 Gainsborough Rd MENTONE 3194 (REI)**

Agent Comments

4 1 2

**Price:** \$1,068,000

**Method:** Auction Sale

**Date:** 09/09/2017

**Rooms:** -

**Property Type:** House



**8 Hicks St PARKDALE 3195 (REI)**

Agent Comments

3 2 1

**Price:** \$1,051,000

**Method:** Auction Sale

**Date:** 12/08/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 597 sqm approx



**50 Allandale Rd MENTONE 3194 (REI)**

Agent Comments

3 2 2

**Price:** \$980,000

**Method:** Auction Sale

**Date:** 26/08/2017

**Rooms:** -

**Property Type:** House (Res)