

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 Glengala Court, Mentone Vic 3194

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$1,060,000

Property Type

House

Suburb

Mentone

Period - From

10/11/2019

to

09/11/2020

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	7 Gainsborough Rd MENTONE 3194	\$1,080,000	07/07/2020
2	8 Reid St PARKDALE 3195	\$1,070,000	08/07/2020
3	42 Nancy St CHELTENHAM 3192	\$1,050,000	13/08/2020

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:

10/11/2020 16:05



3 2 2

Property Type: House (Res)

Land Size: 535 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000

Median House Price

10/11/2019 - 09/11/2020: \$1,060,000

Comparable Properties



7 Gainsborough Rd MENTONE 3194 (VG)

Agent Comments

3 - -

Price: \$1,080,000

Method: Sale

Date: 07/07/2020

Property Type: House (Res)

Land Size: 650 sqm approx



8 Reid St PARKDALE 3195 (REI/VG)

Agent Comments

3 1 2

Price: \$1,070,000

Method: Private Sale

Date: 08/07/2020

Property Type: House (Res)

Land Size: 836 sqm approx



42 Nancy St CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Private Sale

Date: 13/08/2020

Property Type: House