

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 38A Lower Dandenong Road, MENTONE 3194

Indicative selling price

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

Range \$960,000 - \$1,040,000

Median sale price

Median **Unit** for **MENT ONE** for period **Sep 2018 - Sep 2019**

Sourced from realestate.com.au.

\$1,047,500

Comparable property sales

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 the most comparable to the property for sale.

135A Warren Road,
Parkdale 3195

Price \$982,000 Sold 29 May
2019

23B Blackwood Avenue,
Mentone 3194

Price \$980,000 Sold 09 July
2019

2-4 Acacia Avenue,
Mentone 3194

Price \$960,000 Sold 18 May
2018

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from realestate.com.au.

Unit

4 beds

3 baths

2 parking

Ray White Cheltenham

2/350 Charman Road,
Cheltenham VIC 3192

Contact agents



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