

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 21 Lower Dandenong Road, Mentone Vic 3194

Indicative selling price

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

Range between \$910,000 & \$1,000,000

Median sale price

Median price \$1,280,000 House X Unit Suburb Mentone

Period - From 01/01/2017 to 31/12/2017 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	39 Lower Dandenong Rd MENTONE 3194	\$1,015,000	28/10/2017
2	5 Lyons Ct MENTONE 3194	\$950,000	13/10/2017
3	11 Broome Av MENTONE 3194	\$945,000	23/10/2017

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.



5 2.5 5

Rooms:

Property Type: HOUSE

Agent Comments

Comparable Properties



39 Lower Dandenong Rd MENTONE 3194 (REI/VG)

Agent Comments

3 2 2

Price: \$1,015,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 610 sqm approx



5 Lyons Ct MENTONE 3194 (REI/VG)

Agent Comments

3 1 1

Price: \$950,000

Method: Sold Before Auction

Date: 13/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 565 sqm approx

11 Broome Av MENTONE 3194 (REI/VG)

Agent Comments

3 1 2

Price: \$945,000

Method: Private Sale

Date: 23/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 534 sqm approx