

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

12B Gainsborough Road, Mentone Vic 3194

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,130,000

Property Type Townhouse

Suburb Mentone

Period - From 19/03/2023

to

18/03/2024

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	1/18 Mac Cr PARKDALE 3195	\$1,206,000	25/11/2023
2	9a Jacaranda Av CHELTENHAM 3192	\$1,200,000	18/01/2024
3	200A Centre Dandenong Rd CHELTENHAM 3192	\$1,150,000	19/03/2024

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:

19/03/2024 14:39

12B Gainsborough Road, Mentone Vic 3194



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Townhouse Price
19/03/2023 - 18/03/2024: \$1,130,000

Comparable Properties



1/18 Mac Cr PARKDALE 3195 (REI)

Agent Comments



Price: \$1,206,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Townhouse (Res)



9a Jacaranda Av CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,200,000
Method: Sold Before Auction
Date: 18/01/2024
Property Type: Townhouse (Res)
Land Size: 258 sqm approx



200A Centre Dandenong Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 19/03/2024
Property Type: Townhouse (Single)

Account - Jellis Craig



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