

## 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

4 Chicquita Circuit, 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 \$750,000 & \$800,000

#### Median sale price

Median price \$1,182,500 House X Unit Suburb Mentone

Period - From 01/07/2017 to 30/06/2018 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	396a Nepean Hwy PARKDALE 3195	\$900,000	11/07/2018
2	17 Silverbanks Gr MENTONE 3194	\$881,000	10/02/2018
3	23c Riviera St MENTONE 3194	\$782,000	05/06/2018

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.



3 3 2

**Rooms:**

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



**396a Nepean Hwy PARKDALE 3195 (REI)**

**Agent Comments**

3 2 2

**Price:** \$900,000

**Method:** Private Sale

**Date:** 11/07/2018

**Rooms:** -

**Property Type:** Townhouse (Single)



**17 Silverbanks Gr MENTONE 3194 (REI/VG)**

**Agent Comments**

3 3 2

**Price:** \$881,000

**Method:** Auction Sale

**Date:** 10/02/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 84 sqm approx



**23c Riviera St MENTONE 3194 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$782,000

**Method:** Private Sale

**Date:** 05/06/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 233 sqm approx