

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

11 Anderson Court, Mentone Vic 3194

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Mentone

Period - From 01/04/2021

to 31/03/2022

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	28 Patty St MENTONE 3194	\$1,535,000	22/03/2022
2	5 Elman Rd CHELTENHAM 3192	\$1,512,000	26/03/2022
3	30 Second St PARKDALE 3195	\$1,500,000	03/03/2022

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:

14/07/2022 12:51



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Property Type: House
Land Size: 756 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
Year ending March 2022: \$1,600,000

Comparable Properties

28 Patty St MENTONE 3194 (VG)

Agent Comments

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Price: \$1,535,000
Method: Sale
Date: 22/03/2022
Property Type: House (Res)
Land Size: 544 sqm approx



5 Elman Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

4 1 1

Price: \$1,512,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)
Land Size: 582 sqm approx

30 Second St PARKDALE 3195 (VG)

Agent Comments

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Price: \$1,500,000
Method: Sale
Date: 03/03/2022
Property Type: Development Site (Res)
Land Size: 737 sqm approx