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

9 Tylden Court, Mentone Vic 3194

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,250,000		&		\$1,350,000			
Median sale pi	rice							
Median price	\$1,375,000	Pro	operty Type	Hou	se		Suburb	Mentone
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	25 Mcswain St PARKDALE 3195	\$1,330,000	27/03/2021
2	18 Tenham Gr CHELTENHAM 3192	\$1,315,000	27/03/2021
3	15 Merton CI CHELTENHAM 3192	\$1,255,000	08/05/2021

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.

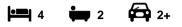
This Statement of Information was prepared on:

11/05/2021 16:59







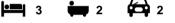


Property Type: Land Size: 630 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price March quarter 2021: \$1,375,000

Comparable Properties



25 Mcswain St PARKDALE 3195 (REI)



Price: \$1,330,000 Method: Auction Sale Date: 27/03/2021 Property Type: House (Res) Agent Comments

18 Tenham Gr CHELTENHAM 3192 (REI)



Price: \$1,315,000 Method: Auction Sale Date: 27/03/2021 Property Type: House (Res)



15 Merton CI CHELTENHAM 3192 (REI)



Price: \$1,255,000 Method: Auction Sale Date: 08/05/2021 Property Type: House (Res) Land Size: 608 sqm approx Agent Comments

Agent Comments

Account - Hodges | P: 03 95846500 | F: 03 95848216

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.