

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 consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,375,000

Property Type House

Suburb Mentone

Period - From 01/01/2021

to 31/03/2021

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	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 Cl 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



4 2 2+

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)

Agent Comments

3 2 2

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

18 Tenham Gr CHELTENHAM 3192 (REI)

Agent Comments

3 1 3

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



15 Merton CI CHELTENHAM 3192 (REI)

Agent Comments

3 2 3

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