

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	6/14 Naples Road, Mentone Vic 3194
---	------------------------------------

Indicative selling price

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

Single price \$765,000

Median sale price

Median price	\$683,500	House		Unit	X	Suburb	Mentone
Period - From	01/04/2018	to	31/03/2019	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		
2		
3		

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.

6/14 Naples Road, Mentone Vic 3194

hockingstuart

Robert Pullia

03 9583 3246

0407 323 423

rpullia@hockingstuart.com.au

Indicative Selling Price

\$765,000

Median Unit Price

Year ending March 2019: \$683,500



 3  1  2

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties

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.