

# 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

96 Mentone Parade, 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 \$1,800,000

&

\$1,850,000

### Median sale price

Median price \$1,600,000

Property Type House

Suburb Mentone

Period - From 01/10/2021

to 30/09/2022

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	49 Stewart Av PARKDALE 3195	\$1,850,000	04/06/2022
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.~~

This Statement of Information was prepared on:

22/10/2022 14:59



4   2   2

**Property Type:** House  
**Land Size:** 625 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,850,000  
**Median House Price**  
Year ending September 2022: \$1,600,000

## Comparable Properties



**49 Stewart Av PARKDALE 3195 (REI)**

**Agent Comments**

3   2   4

**Price:** \$1,850,000  
**Method:** Auction Sale  
**Date:** 04/06/2022  
**Property Type:** House (Res)

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.