

# 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 Daniel Court, 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 \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,591,000

Property Type House

Suburb Mentone

Period - From 01/04/2022

to

30/06/2022

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	31 Ellen St PARKDALE 3195	\$1,298,000	02/09/2022
2	12 Morris St PARKDALE 3195	\$1,267,000	08/10/2022
3	64 Albenca St MENTONE 3194	\$1,200,000	17/09/2022

**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:

14/10/2022 12:48



4 2 2

**Property Type:** House  
**Land Size:** 571 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,200,000 - \$1,300,000  
**Median House Price**  
 June quarter 2022: \$1,591,000

## Comparable Properties



**31 Ellen St PARKDALE 3195 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,298,000  
**Method:** Private Sale  
**Date:** 02/09/2022  
**Property Type:** House  
**Land Size:** 680 sqm approx



**12 Morris St PARKDALE 3195 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,267,000  
**Method:** Auction Sale  
**Date:** 08/10/2022  
**Property Type:** House (Res)



**64 Albenca St MENTONE 3194 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 17/09/2022  
**Property Type:** House (Res)  
**Land Size:** 569 sqm approx