

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

83 Collins Street, Mentone Vic 3194

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,280,000

House

X

Unit

Suburb

Mentone

Period - From 01/01/2017

to

31/12/2017

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	7 Avoca Ct MENTONE 3194	\$1,460,000	18/11/2017
2	46 Snowdon Dr CHELTENHAM 3192	\$1,360,000	17/02/2018
3	1 Greenways Ct PARKDALE 3195	\$1,330,000	17/11/2017

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.



4 3 1

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending December 2017: \$1,280,000

Comparable Properties



7 Avoca Ct MENTONE 3194 (REI)

Agent Comments

4 3 2

Price: \$1,460,000
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: House (Res)



46 Snowdon Dr CHELTENHAM 3192 (REI)

Agent Comments

5 3 6

Price: \$1,360,000
Method: Auction Sale
Date: 17/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 600 sqm approx



1 Greenways Ct PARKDALE 3195 (REI)

Agent Comments

4 3 1

Price: \$1,330,000
Method: Private Sale
Date: 17/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 585 sqm approx