

## 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

22 Sycamore Avenue Mentone VIC 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Mentone

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

### 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 6 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

14 Sycamore Avenue Mentone VIC 3194	\$930,000	16-Apr-19
8 Blackwood Avenue Mentone VIC 3194	\$900,000	28-Jun-19
61 Follett Road Cheltenham VIC 3192	\$890,000	06-May-19

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 6 months.~~

This Statement of Information was prepared on: 08 October 2019

Greg Brydon

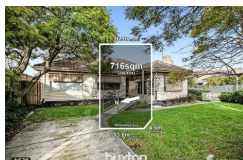
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E greg.brydon@obrienrealestate.com.au

**14 Sycamore Avenue Mentone VIC 3194** Sold Price **\$930,000** Sold Date **16-Apr-19**

 3  -  -

Distance **0.07km**



**8 Blackwood Avenue Mentone VIC 3194** Sold Price **\$900,000** Sold Date **28-Jun-19**

 6  2  1

Distance **0.21km**



**61 Follett Road Cheltenham VIC 3192** Sold Price **\$890,000** Sold Date **06-May-19**

 4  1  2

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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