

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 108/135 Lower Dandenong Road, 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 \$400,000 & \$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$525,000

\*House ☐

\*Unit ☒

Suburb Mentone

Period - From Mar 2017

to Feb 2018

Source RP Data

### 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
8/81 Warrigal Road Mentone Vic 3194	\$480,000	28 <sup>th</sup> Nov 2017
106/81 Warrigal Road Mentone Vic 3194	\$485,000	24 <sup>th</sup> Oct 2017
102/15 Balcombe Road Mentone Vic 3194	\$480,000	31 <sup>st</sup> Jan 2018



OBrien Real Estate