

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

17 Marina Road Mentone VIC 3194

Indicative selling price

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

Single Price

or range
between

\$1,900,000

&

\$2,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Mentone

Period-from

01 Nov 2018

to

31 Oct 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

2 Marina Road Mentone VIC 3194	\$1,842,000	31-Aug-19
57 Mundy Street Mentone VIC 3194	\$2,050,000	26-Oct-19
16 Deauville Street Beaumaris VIC 3193	\$2,075,000	21-Aug-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: 19 November 2019

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2 Marina Road Mentone VIC 3194

Sold Price

^{RS}

\$1,842,000

Sold Date

31-Aug-19

 4

 2

 2

Distance

0.18km



57 Mundy Street Mentone VIC 3194

Sold Price

^{RS}

\$2,050,000

Sold Date

26-Oct-19

 5

 3

 2

Distance

0.28km



16 Deauville Street Beaumaris VIC 3193

Sold Price

^{UN}

\$2,075,000

Sold Date

21-Aug-19

 4

 2

 2

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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