

# 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

42 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)

Range between \$900,000 & \$950,000

### Median sale price

Median price \$1,160,000 Property Type House Suburb Mentone

Period - From 01/10/2019 to 30/09/2020 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	113 Warren Rd PARKDALE 3195	\$1,030,000	09/10/2020
2	19 Alden Ct CHELTENHAM 3192	\$950,000	07/11/2020
3	40 Evan St PARKDALE 3195	\$940,000	17/08/2020

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:

18/11/2020 10:45



3 1 1

**Property Type:** House (Res)

**Land Size:** 786 sqm approx

Agent Comments

## Comparable Properties



113 Warren Rd PARKDALE 3195 (REI)

Agent Comments

3 1 2

**Price:** \$1,030,000

**Method:** Private Sale

**Date:** 09/10/2020

**Property Type:** House

**Land Size:** 681 sqm approx

19 Alden Ct CHELTENHAM 3192 (REI)

Agent Comments

3 1 1

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 07/11/2020

**Property Type:** House (Res)

**Land Size:** 748 sqm approx



40 Evan St PARKDALE 3195 (REI)

Agent Comments

4 2 2

**Price:** \$940,000

**Method:** Private Sale

**Date:** 17/08/2020

**Property Type:** House (Res)