

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

31 Mentone Parade, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,050,000

Property Type House

Suburb Mentone

Period - From 01/07/2018

to

30/06/2019

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	4 Plummer Rd MENTONE 3194	\$1,680,000	15/06/2019
2	205 Tramway Pde BEAUMARIS 3193	\$1,620,000	21/09/2019
3	45 Patty St MENTONE 3194	\$1,580,000	14/09/2019

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:

30/09/2019 12:01



5 2 2

Property Type: House

Land Size: 750 sqm approx

Agent Comments

Comparable Properties



4 Plummer Rd MENTONE 3194 (REI/VG)

Agent Comments

3 2 2

Price: \$1,680,000

Method: Auction Sale

Date: 15/06/2019

Property Type: House (Res)

Land Size: 779 sqm approx



205 Tramway Pde BEAUMARIS 3193 (REI)

Agent Comments

3 2 2

Price: \$1,620,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)

Land Size: 696 sqm approx



45 Patty St MENTONE 3194 (REI)

Agent Comments

4 2 2

Price: \$1,580,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 439 sqm approx