hockingstuart

Natalie Lerpiniere 0402 075 412 nlerpiniere@hockingstuart.com.au







Property Type: Unit **Agent Comments**

Comparable Properties



8/30 Flinders St MENTONE 3194 (REI/VG)

Price: \$650,000 Method: Auction Sale Date: 25/02/2017 Rooms: 4

Property Type: Unit

Agent Comments



4/1-3 Venice St MENTONE 3194 (REI)



Price: \$646.200 Method: Auction Sale Date: 08/04/2017 Rooms: -

Property Type: Unit

Agent Comments



2/40 Booker St CHELTENHAM 3192 (REI/VG)

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Price: \$640,000 Method: Auction Sale Date: 19/11/2016 Rooms: 4

Property Type: Unit

Agent Comments

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

P	ro	per	tv	offei	ed	for	sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$620,000	&	\$650,000

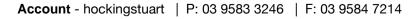
Median sale price

Median price	\$630,000		Unit	X	Su	ıburb	Mentone	
Period - From	01/04/2016	to	31/03	3/2017	Source	REIV	,	

Comparable property sales

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
8/30 Flinders St MENTONE 3194	\$650,000	25/02/2017
4/1-3 Venice St MENTONE 3194	\$646,200	08/04/2017
2/40 Booker St CHELTENHAM 3192	\$640,000	19/11/2016







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