

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	24 Derwent Street Mentone
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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	\$*1,100,000	&	\$1,200,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$1.092,500	*House	☒	*Unit	☐	Suburb	Mentone
Period - From	April 2017	to	April 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
1. 26 Murray Street Mentone	\$1,155,000	23/6/2018
2. 8 Derwent Street Mentone	\$1,170,000	10/4/2018
3. 14 Lachlan Street Mentone	\$1,180,000	30/4/2018

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.



OBrien Real Estate