

# 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

38 Plummer 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 \$1,650,000 & \$1,680,000

### Median sale price

Median price \$1,105,000 Property Type Townhouse Suburb Mentone

Period - From 19/09/2022 to 18/09/2023 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	13b Comport St BEAUMARIS 3193	\$1,665,000	24/06/2023
2	3/26 Mentone Pde MENTONE 3194	\$1,660,000	17/07/2023
3			

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: 19/09/2023 16:13



3 2+ 2+

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,650,000 - \$1,680,000

**Median Townhouse Price**

19/09/2022 - 18/09/2023: \$1,105,000

## Comparable Properties



**13b Comport St BEAUMARIS 3193 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,665,000

**Method:** Private Sale

**Date:** 24/06/2023

**Property Type:** Townhouse (Single)

**Land Size:** 297 sqm approx



**3/26 Mentone Pde MENTONE 3194 (REI)**

Agent Comments

3 2 2

**Price:** \$1,660,000

**Method:** Private Sale

**Date:** 17/07/2023

**Property Type:** Townhouse (Single)

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.