

Robert Pullia
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	23A Albenca Street, Mentone Vic 3194
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,040,000

Median sale price

Median price	\$1,160,000	Hou	ise X	Unit		Suburb	Mentone
Period - From	01/04/2018	to	31/03/2019		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.

Add	dress of comparable property	Price	Date of sale
1	11a Cobham St CHELTENHAM 3192	\$1,075,000	03/06/2019
2	1/20 Olive Gr PARKDALE 3195	\$1,060,000	15/04/2019
3	7a Hicks St PARKDALE 3105	\$1,060,000	10/02/2010

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.

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Indicative Selling Price \$1.040.000 **Median House Price** Year ending March 2019: \$1,160,000



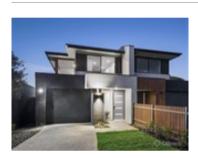


Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



11a Cobham St CHELTENHAM 3192 (REI/VG)

— 3

Agent Comments

Price: \$1.075.000 Method: Private Sale Date: 03/06/2019

Rooms: -

Property Type: Townhouse (Res) Land Size: 293 sqm approx



1/20 Olive Gr PARKDALE 3195 (REI)

Price: \$1,060,000 Method: Private Sale Date: 15/04/2019

Rooms: -

Property Type: Townhouse (Single)

Agent Comments



7a Hicks St PARKDALE 3195 (REI/VG)

Price: \$1,060,000 Method: Private Sale Date: 19/02/2019

Rooms: -

Property Type: House Land Size: 325 sqm approx **Agent Comments**

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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