

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

10 Streeton Drive, Mentone Vic 3194

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$683,500 House Unit X 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.

	Address of comparable property	Price	Date of sale
1	3/2-10 Teague Av MENTONE 3194	\$835,000	04/12/2018
2	3/67 Albenca St MENTONE 3194	\$830,000	01/12/2018
3	18 Abrahams Dr MENTONE 3194	\$825,000	15/12/2018

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.

Robert Pullia

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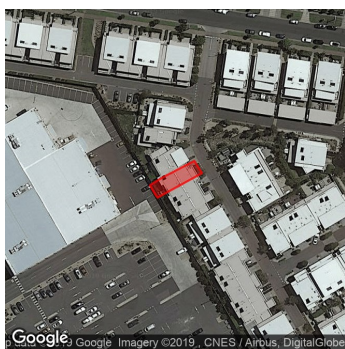
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Indicative Selling Price

\$750,000 - \$790,000

Median Unit Price

Year ending March 2019: \$683,500



3 2 2

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



3/2-10 Teague Av MENTONE 3194 (VG)

Agent Comments

3 - -

Price: \$835,000

Method: Sale

Date: 04/12/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



3/67 Albenca St MENTONE 3194 (REI/VG)

Agent Comments

3 2 2

Price: \$830,000

Method: Private Sale

Date: 01/12/2018

Rooms: -

Property Type: Townhouse (Single)

18 Abrahams Dr MENTONE 3194 (REI/VG)

Agent Comments

3 2 2

Price: \$825,000

Method: Auction Sale

Date: 15/12/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 134 sqm approx