hockingstuart

Simon Wendt 9583 3246 0407 040706 swendt@hockingstuart.com.au

Indicative Selling Price \$550,000 - \$590,000 **Median Unit Price** Year ending June 2017: \$630,000



Rooms:

Property Type: Unit Agent Comments

Comparable Properties



2/4-6 Morris St PARKDALE 3195 (REI/VG)

Price: \$665,000 Method: Auction Sale Date: 25/02/2017 Rooms: 4

Property Type: Unit

Agent Comments



6/17a Judd Pde CHELTENHAM 3192 (REI)

-

Price: \$592.000 Method: Auction Sale Date: 06/05/2017 Rooms: 3

Property Type: Unit

Agent Comments



3/18 Keefer St MORDIALLOC 3195 (VG)

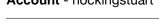
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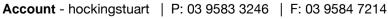
Price: \$575,000 Method: Sale Date: 11/04/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

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

Address	5/8-12 Long Street, Mentone Vic 3194
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$590,000
			l

Median sale price

Median price	\$630,000		Unit X	Sı	uburb	Mentone
Period - From	01/07/2016	to	30/06/2017	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
2/4-6 Morris St PARKDALE 3195	\$665,000	25/02/2017
6/17a Judd Pde CHELTENHAM 3192	\$592,000	06/05/2017
3/18 Keefer St MORDIALLOC 3195	\$575,000	11/04/2017

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