



2 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



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

Agent Comments

2 1 1

Price: \$665,000

Method: Auction Sale

Date: 25/02/2017

Rooms: 4

Property Type: Unit



6/17a Judd Pde CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$592,000

Method: Auction Sale

Date: 06/05/2017

Rooms: 3

Property Type: Unit



3/18 Keefer St MORDIALLOC 3195 (VG)

Agent Comments

2 - -

Price: \$575,000

Method: Sale

Date: 11/04/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

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

5/8-12 Long Street, Mentone Vic 3194

Indicative selling price

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

Range between \$550,000

&

\$590,000

Median sale price

Median price \$630,000

Unit

X

Suburb

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