

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

8 Streeton Drive, Mentone Vic 3194

Indicative selling price

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

Range between \$950,000

&

\$1,000,000

Median sale price

Median price \$740,000

Property Type Unit

Suburb Mentone

Period - From 01/10/2020

to 31/12/2020

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.

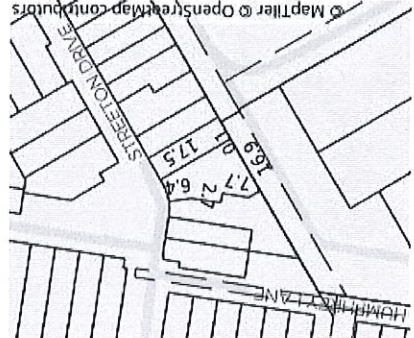
Address of comparable property		Price	Date of sale
1	9 Mccubbin Dr MENTONE 3194	\$995,000	23/03/2021
2	200B Centre Dandenong Rd CHELTENHAM 3192	\$995,000	05/12/2020
3	6b Norma Av CHELTENHAM 3192	\$985,000	10/03/2021

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:

07/04/2021 12:40



Indicative Selling Price
\$950,000 - \$1,000,000
Median Unit Price
December quarter 2020: \$740,000

Property Type: -
Agent Comments

Comparable Properties

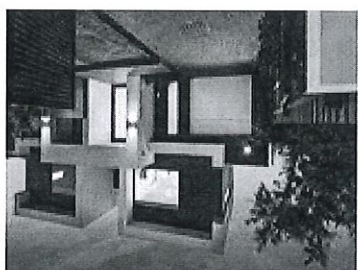
9 McCubbin Dr MENTONE 3194 (REI)
Agent Comments

Price: \$995,000
Method: Sold Before Auction
Date: 23/03/2021
Property Type: Townhouse (Res)



200B Centre Dandenong Rd CHELTENHAM 3192 (REI)
Agent Comments

Price: \$995,000
Method: Auction Sale
Date: 05/12/2020
Property Type: Townhouse (Res)



6b Norma Av CHELTENHAM 3192 (REI)
Agent Comments

Price: \$985,000
Method: Sold Before Auction
Date: 10/03/2021
Property Type: Townhouse (Res)
Land Size: 308 sqm approx

