

Robert Pullia 9583 3246 0407 323 423 rpullia@hockingstuart.com.au

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		32 Teague Avenue, Mentone Vic 3194										
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between \$900,		000		&		\$940,000						
Median sale price												
Median price	\$1,182,	500	Hou	se	Х	Unit				Suburb	Mentone	
Period - From	01/07/2	017	to	30/	06/2018			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	5/55 Naples Rd MENTONE 3194	\$930,000	14/04/2018
2	20 Winsome St MENTONE 3194	\$877,500	19/02/2018
3	1/96 Latrobe St MENTONE 3194	\$840,000	15/02/2018

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.

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Indicative Selling Price \$900,000 - \$940,000 **Median House Price** Year ending June 2018: \$1,182,500



Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



5/55 Naples Rd MENTONE 3194 (REI)

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Price: \$930,000 Method: Auction Sale Date: 14/04/2018

Rooms: -

Property Type: Unit

Agent Comments



20 Winsome St MENTONE 3194 (VG)



Price: \$877.500 Method: Sale Date: 19/02/2018

Rooms: -

Property Type: House (Res) Land Size: 344 sqm approx

Agent Comments



1/96 Latrobe St MENTONE 3194 (REI/VG)

=3





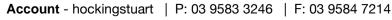


Price: \$840,000 Method: Private Sale Date: 15/02/2018

Rooms: -

Property Type: Unit

Agent Comments



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