

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 House X Unit Suburb Mentone

Period - From 01/07/2017 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.

	Address 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.



3 1 2

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



5/55 Naples Rd MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$930,000

Method: Auction Sale

Date: 14/04/2018

Rooms: -

Property Type: Unit



20 Winsome St MENTONE 3194 (VG)

Agent Comments

3 - -

Price: \$877,500

Method: Sale

Date: 19/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 344 sqm approx



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

Agent Comments

3 1 1

Price: \$840,000

Method: Private Sale

Date: 15/02/2018

Rooms: -

Property Type: Unit