

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

48 Mundy Street, Mentone Vic 3194

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,530,000

Property Type House

Suburb Mentone

Period - From 01/07/2022

to

30/09/2022

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	25 Plummer Rd MENTONE 3194	\$2,072,000	09/07/2022
2	33 Mundy St MENTONE 3194	\$2,070,000	07/09/2022
3			

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:

11/11/2022 13:14

**Property Type:** House (Res)**Land Size:** 725 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

September quarter 2022: \$1,530,000

Comparable Properties

25 Plummer Rd MENTONE 3194 (REI/VG)

Agent Comments

**Price:** \$2,072,000**Method:** Auction Sale**Date:** 09/07/2022**Property Type:** House (Res)**Land Size:** 772 sqm approx**33 Mundy St MENTONE 3194 (REI)**

Agent Comments

**Price:** \$2,070,000**Method:** Sold Before Auction**Date:** 07/09/2022**Property Type:** House (Res)**Land Size:** 718 sqm approx

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.