



3 2 2

Rooms:
Property Type: House
Land Size: 689.556 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending March 2017: \$1,055,000

Comparable Properties



11 Collins St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$1,471,000
Method: Auction Sale
Date: 22/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 676 sqm approx



107 Patty St MENTONE 3194 (REI)

Agent Comments

3 2 -

Price: \$1,460,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 567 sqm approx



4 Third St PARKDALE 3195 (REI/VG)

Agent Comments

3 1 2

Price: \$1,320,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 715 sqm approx

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

16 Williams Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,055,000

House

X

Suburb

Mentone

Period - From 01/04/2016

to

31/03/2017

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
11 Collins St MENTONE 3194	\$1,471,000	22/04/2017
107 Patty St MENTONE 3194	\$1,460,000	20/05/2017
4 Third St PARKDALE 3195	\$1,320,000	18/03/2017