

## 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

34 Mundy Street, Mentone Vic 3194

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,750,000

&amp;

\$1,800,000

## Median sale price

Median price \$1,306,000

House

X

Unit

Suburb Mentone

Period - From 01/04/2017

to

30/06/2017

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	15 Elizabeth St MENTONE 3194	\$2,070,000	29/04/2017
2	3 Wells Rd BEAUMARIS 3193	\$1,823,000	01/07/2017
3	1 Harkin Av MENTONE 3194	\$1,750,000	20/05/2017

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.~~



4 3 2 plus

**Rooms:** 7

**Property Type:** House

**Land Size:** 741.198 sqm approx

**Agent Comments**

On 741sqmt approx., and metres to the beach, this engaging c1926 4 bedroom 3 bathroom Californian Bungalow is the entertainer for all seasons, featuring 2 entertaining zones, striking granite kitchen (WI pantry), the ultimate party garden with relaxing alfresco, solar heated pool and putting green.

**Indicative Selling Price**

\$1,750,000 - \$1,800,000

**Median House Price**

June quarter 2017: \$1,306,000

## Comparable Properties



**15 Elizabeth St MENTONE 3194 (REI)**

**Agent Comments**

5 3 4

**Price:** \$2,070,000

**Method:** Auction Sale

**Date:** 29/04/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 620 sqm approx



**3 Wells Rd BEAUMARIS 3193 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$1,823,000

**Method:** Auction Sale

**Date:** 01/07/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 728 sqm approx



**1 Harkin Av MENTONE 3194 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,750,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 750 sqm approx