

# 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

11 Thurling 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 \$1,700,000

&

\$1,800,000

### Median sale price

Median price \$1,272,500

Property Type House

Suburb Mentone

Period - From 01/07/2020

to

30/06/2021

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	1B Wakool Av MENTONE 3194	\$1,760,000	04/05/2021
2	8b Charman Rd MENTONE 3194	\$1,710,000	21/04/2021
3	14 Towers St BEAUMARIS 3193	\$1,780,000	31/03/2021

**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:

29/07/2021 15:28



3 2 2

**Property Type:** House  
**Land Size:** 324 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price**  
Year ending June 2021: \$1,272,500

## Comparable Properties



**1B Wakool Av MENTONE 3194 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,760,000  
**Method:** Private Sale  
**Date:** 04/05/2021  
**Property Type:** Townhouse (Single)



**8b Charman Rd MENTONE 3194 (REI)**

**Agent Comments**

3 2 3

**Price:** \$1,710,000  
**Method:** Sold Before Auction  
**Date:** 21/04/2021  
**Property Type:** Townhouse (Res)



**14 Towers St BEAUMARIS 3193 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,780,000  
**Method:** Sold Before Auction  
**Date:** 31/03/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 330 sqm approx