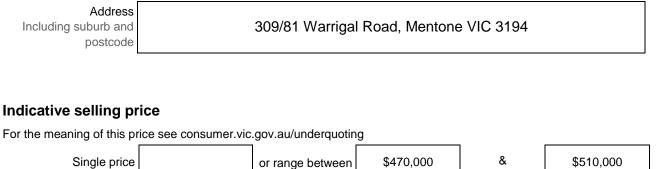
## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale



### Median sale price

(\*Delete house or unit as applicable)

Median price	\$525,500	*H	louse	*Unit	Х		Suburb	Mentone	
Period - From	1 April 2017	to	31 March 18	3		Source		CoreLogic	

## 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
8/35 Childers Street, Mentone VIC 3194	\$517,500	9 Dec '17
104/7 Balcombe Road, Mentone VIC 3194	\$515,000	27 Jan '18
102/15 Balcombe Road, Mentone VIC 3194	\$480,000	31 Jan '18

#### 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.

