



3 1 2

Rooms:

Property Type: House

Land Size: 527.446 sqm

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

Year ending March 2017: \$1,055,000

Comparable Properties



7 Daniel Ct MENTONE 3194 (REI)

Agent Comments

3 1 2

Price: \$890,000

Method: Auction Sale

Date: 18/02/2017

Rooms: 4

Property Type: House (Res)

Land Size: 500 sqm



14 Tiffany Av CHELTENHAM 3192 (REI)

Agent Comments

3 2 1

Price: \$888,000

Method: Auction Sale

Date: 12/11/2016

Rooms: 4

Property Type: House (Res)

Land Size: 534 sqm



9 Azalea Ct CHELTENHAM 3192 (REI)

Agent Comments

3 1 4

Price: \$858,000

Method: Auction Sale

Date: 05/11/2016

Rooms: 5

Property Type: House (Res)

Land Size: 600 sqm

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

70 Voltri Street, Mentone Vic 3194

Indicative selling price

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

Range between \$850,000 & \$900,000

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 |
|--------------------------------|-----------|--------------|
| 7 Daniel Ct MENTONE 3194 | \$890,000 | 18/02/2017 |
| 14 Tiffany Av CHELTENHAM 3192 | \$888,000 | 12/11/2016 |
| 9 Azalea Ct CHELTENHAM 3192 | \$858,000 | 05/11/2016 |