hockingstuart

Natalie Lerpiniere 0402 075 412 nlerpiniere@hockingstuart.com.au







Rooms:

Property Type: House Land Size: 527.446 sqm **Agent Comments**

Comparable Properties



7 Daniel Ct MENTONE 3194 (REI)

Price: \$890,000 Method: Auction Sale Date: 18/02/2017 Rooms: 4

Property Type: House (Res)

Land Size: 500 sqm

Agent Comments



14 Tiffany Av CHELTENHAM 3192 (REI)



Price: \$888,000 Method: Auction Sale Date: 12/11/2016 Rooms: 4

Property Type: House (Res) Land Size: 534 sqm

Agent Comments



9 Azalea Ct CHELTENHAM 3192 (REI)

-3

Price: \$858,000 Method: Auction Sale **Date:** 05/11/2016 Rooms: 5

Property Type: House (Res) Land Size: 600 sqm

Agent Comments

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	ıe
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Address	70 Voltri Street, Mentone Vic 3194
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$850,000	&	\$900,000
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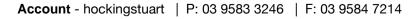
Median sale price

Median price	\$1,055,000	Н	ouse X] Su	burb	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







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