

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

14 Lachlan Street, Mentone VIC 3194

Indicative selling price

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

Single price

or range between

\$1,180,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$1,100,000

*House

x

*Unit

Suburb

Mentone

Period - From

27 April 17

to

27 March 18

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
5 Alice Street, Cheltenham VIC 3192	\$1,062,000	22 Nov '17
12 Lachlan Street, Mentone VIC 3194	\$1,100,000	12 Dec '17
8 Tambo Court, Cheltenham VIC 3192	\$1,165,000	20 Nov '17

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.