

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

1/164 Charman Road, Mentone Vic 3194

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,448,500

Property Type House

Suburb Mentone

Period - From 01/01/2023

to

31/12/2023

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	2/37 Derring La CHELTENHAM 3192	\$1,290,000	12/09/2023
2	13 Mena Av CHELTENHAM 3192	\$1,280,000	01/12/2023
3	1 Mena Av CHELTENHAM 3192	\$1,225,000	23/11/2023

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:

09/02/2024 08:59



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 3

Property Type: House

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending December 2023: \$1,448,500

Comparable Properties



2/37 Derring La CHELTENHAM 3192 (VG)

Agent Comments

4
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Price: \$1,290,000

Method: Sale

Date: 12/09/2023

Property Type: House (Res)

Land Size: 274 sqm approx



13 Mena Av CHELTENHAM 3192 (REI)

Agent Comments

4
 2
 2

Price: \$1,280,000

Method: Sold Before Auction

Date: 01/12/2023

Property Type: House (Res)



1 Mena Av CHELTENHAM 3192 (REI)

Agent Comments

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 1
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Price: \$1,225,000

Method: Auction Sale

Date: 23/11/2023

Property Type: House (Res)

Land Size: 789 sqm approx