

# 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

1/166 Charman Road, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$790,000

### Median sale price

Median price \$727,500 Property Type Unit Suburb Mentone

Period - From 01/01/2020 to 31/12/2020 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	2/12 Albenca St MENTONE 3194	\$789,500	12/12/2020
2	1/10 Riviera St MENTONE 3194	\$752,000	12/10/2020
3	61 Pallisades Blvd CHELTENHAM 3192	\$750,000	11/12/2020

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:

18/01/2021 16:04

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**Indicative Selling Price**

\$730,000 - \$790,000

**Median Unit Price**

Year ending December 2020: \$727,500



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**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



2/12 Albenca St MENTONE 3194 (REI)

Agent Comments

🛏️ 2 🛋️ 1 🚗 2

**Price:** \$789,500

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** Unit



1/10 Riviera St MENTONE 3194 (REI/VG)

Agent Comments

🛏️ 2 🛋️ 2 🚗 1

**Price:** \$752,000

**Method:** Private Sale

**Date:** 12/10/2020

**Property Type:** House (Res)

61 Pallisades Blvd CHELTENHAM 3192 (REI)

Agent Comments

🛏️ 3 🛋️ 3 🚗 1

**Price:** \$750,000

**Method:** Auction Sale

**Date:** 11/12/2020

**Property Type:** Townhouse (Res)