

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

24 Teague Avenue, Mentone Vic 3194

Indicative selling price

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

Single price

\$939,000

Median sale price

Median price

\$662,000

Property Type

Unit

Suburb

Mentone

Period - From

01/10/2018

to

30/09/2019

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	4a Franklin St MENTONE 3194	\$1,220,000	30/11/2019
2	2b Coolac St CHELTENHAM 3192	\$1,006,000	14/09/2019
3	21b Blackwood Av MENTONE 3194	\$965,000	21/09/2019

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:

02/12/2019 12:09



3 1 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



4a Franklin St MENTONE 3194 (REI)

Agent Comments

4 2 2

Price: \$1,220,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Townhouse (Res)



2b Coolac St CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$1,006,000

Method: Auction Sale

Date: 14/09/2019

Property Type: Townhouse (Res)



21b Blackwood Av MENTONE 3194 (REI/VG)

Agent Comments

3 2 2

Price: \$965,000

Method: Auction Sale

Date: 21/09/2019

Property Type: Townhouse (Res)

Land Size: 447 sqm approx