

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

8/33 Childers Street, Mentone Vic 3194

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000

&

\$528,000

Median sale price

Median price \$640,500

House

Unit

X

Suburb Mentone

Period - From 01/07/2017

to

30/09/2017

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	18/80 Balcombe Rd MENTONE 3194	\$538,000	24/08/2017
2	20/310 Warrigal Rd CHELTENHAM 3192	\$535,000	17/06/2017
3	106/81 Warrigal Rd MENTONE 3194	\$485,000	25/10/2017

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.~~

**Rooms:****Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$480,000 - \$528,000

Median Unit Price

September quarter 2017: \$640,500

Comparable Properties

**18/80 Balcombe Rd MENTONE 3194 (REI/VG)**

Agent Comments

**Price:** \$538,000**Method:** Private Sale**Date:** 24/08/2017**Rooms:** 4**Property Type:** Apartment**20/310 Warrigal Rd CHELTENHAM 3192 (REI)**

Agent Comments

**Price:** \$535,000**Method:** Auction Sale**Date:** 17/06/2017**Rooms:** -**Property Type:** Unit**106/81 Warrigal Rd MENTONE 3194 (REI)**

Agent Comments

**Price:** \$485,000**Method:** Private Sale**Date:** 25/10/2017**Rooms:** -**Property Type:** Apartment