

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

43 Blackwood Avenue, Mentone 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$1,030,000

*House



*Unit

Suburb

Mentone

Period - From

Apr 2017

to

Mar 2018

Source

RP Data

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 Acacia Avenue Mentone VIC 3194	\$840,000	21 st Oct 2017
12A Teague Avenue Mentone VIC3194	\$845,000	25 th Sep 2017
17 Silverbanks Grove Mentone VIC3194	\$881,000	10 th Feb 2018

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.