

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

2/2 Houston Street, Mentone Vic 3194

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$674,000 House Unit X Suburb Mentone

Period - From 01/01/2018 to 31/12/2018 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	3a Evan St PARKDALE 3195	\$785,000	08/12/2018
2	3/24 Robert St PARKDALE 3195	\$765,000	17/11/2018
3	1/77 Lower Dandenong Rd MENTONE 3194	\$662,500	17/11/2018

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.



3 2 1

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



3a Evan St PARKDALE 3195 (REI)

Agent Comments

3 2 1

Price: \$785,000

Method: Auction Sale

Date: 08/12/2018

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 258 sqm approx



3/24 Robert St PARKDALE 3195 (REI)

Agent Comments

3 2 2

Price: \$765,000

Method: Auction Sale

Date: 17/11/2018

Rooms: 5

Property Type: Unit

Land Size: 317 sqm approx



1/77 Lower Dandenong Rd MENTONE 3194 (REI)

Agent Comments

3 1 2

Price: \$662,500

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 349 sqm approx