

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

28 Naples Road, Mentone Vic 3194

Indicative selling price

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

Range between \$980,000 & \$1,060,000

Median sale price

Median price \$1,010,000 Property Type House 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	358 Como Pde.W PARKDALE 3195	\$1,050,000	02/08/2019
2	45 Flinders St MENTONE 3194	\$1,031,000	14/10/2019
3	15 Kilara Rd MENTONE 3194	\$1,002,000	14/09/2019

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:

06/11/2019 15:50



3 1 2

Property Type: House (Res)

Agent Comments

Comparable Properties



358 Como Pde.W PARKDALE 3195 (REI)

Agent Comments

3 1 1

Price: \$1,050,000

Method: Private Sale

Date: 02/08/2019

Property Type: House



45 Flinders St MENTONE 3194 (REI)

Agent Comments

3 - -

Price: \$1,031,000

Method: Private Sale

Date: 14/10/2019

Property Type: House (Res)



15 Kilara Rd MENTONE 3194 (REI)

Agent Comments

2 1 2

Price: \$1,002,000

Method: Auction Sale

Date: 14/09/2019

Property Type: Townhouse (Res)

Land Size: 276 sqm approx