

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

78 Venice Street, Mentone Vic 3194

Indicative selling price

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

Single price \$1,850,000

Median sale price

Median price \$1,230,000

House

X

Unit

Suburb Mentone

Period - From 01/04/2017

to

31/03/2018

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	21 Sea Pde MENTONE 3194	\$1,950,000	05/05/2018
2	5 Dover Pl PARKDALE 3195	\$1,940,000	05/05/2018
3	43 Mcindoe Pde PARKDALE 3195	\$1,835,000	24/03/2018

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.



4 2 1

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



21 Sea Pde MENTONE 3194 (REI)

Agent Comments

5 3 2

Price: \$1,950,000

Method: Auction Sale

Date: 05/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 475 sqm approx



5 Dover PI PARKDALE 3195 (REI)

Agent Comments

4 3 2

Price: \$1,940,000

Method: Auction Sale

Date: 05/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 640 sqm approx



43 Mcindoe Pde PARKDALE 3195 (REI)

Agent Comments

4 2 4

Price: \$1,835,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 720 sqm approx