

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2/103 Lower Dandenong Road, MENTONE 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$839,000**

### Median sale price

Median **House** for **MENT ONE** for period **Apr 2017 - Jun 2017**

Sourced from **REIV**.

**\$1,310,000**

### Comparable property sales

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 the most comparable to the property for sale.

**78A Lower Dandenong Rd,** Price **\$805,000** Sold 14 May 2017  
Mentone 3194

**5/102-104 Lower Dandenong Rd,** Price **\$782,000** Sold 29 April 2017  
Mentone 3194

**1/31 Victoria St,** Price **\$850,000** Sold 13 March 2017  
Parkdale 3195

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

3 beds

2 baths

2 parking

### Contact agents

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