

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

16 Allandale Road, Mentone Vic 3194

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,535,000 Property Type House Suburb Mentone

Period - From 17/09/2021 to 16/09/2022 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	5 Willow Av CHELTENHAM 3192	\$1,000,000	15/05/2022
2	3 Coral Ct CHELTENHAM 3192	\$986,000	23/07/2022
3	198 Centre Dandenong Rd CHELTENHAM 3192	\$970,000	14/07/2022

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:

17/09/2022 11:45



Property Type:

Divorce/Estate/Family Transfers

Land Size: 590 sqm approx

Agent Comments

Comparable Properties

5 Willow Av CHELTENHAM 3192 (VG)

Agent Comments



Price: \$1,000,000

Method: Sale

Date: 15/05/2022

Property Type: House (Res)

Land Size: 534 sqm approx



3 Coral Ct CHELTENHAM 3192 (REI)

Agent Comments



Price: \$986,000

Method: Auction Sale

Date: 23/07/2022

Property Type: House (Res)



198 Centre Dandenong Rd CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$970,000

Method: Private Sale

Date: 14/07/2022

Property Type: House

Land Size: 537 sqm approx