

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

1a Clyve Avenue, Mentone Vic 3194

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,115,000

Property Type House

Suburb Mentone

Period - From 01/01/2019

to 31/12/2019

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	4a Levanto St, Mentone, Vic 3194, Australia	\$1,112,000	12/10/2019
2	6b Tenham Gr, Cheltenham, Vic 3192, Australia	\$1,240,000	13/10/2019
3	4a Franklin St MENTONE 3194	\$1,220,000	30/11/2019

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:

03/03/2020 11:39



3 3 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties

4a Levanto St, Mentone, Vic 3194, Australia (REI)

Agent Comments

4 2 2

Price: \$1,112,000

Method:

Date: 12/10/2019

Property Type: Townhouse (Single)

6b Tenham Gr, Cheltenham, Vic 3192, Australia (REI)

Agent Comments

3 - -

Price: \$1,240,000

Method:

Date: 13/10/2019

Property Type: Townhouse (Single)



4a Franklin St MENTONE 3194 (REI/VG)

Agent Comments

4 2 2

Price: \$1,220,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Townhouse (Res)

Land Size: 348 sqm approx