

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

64b Venice Street, 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 \$727,500

Property Type Unit

Suburb Mentone

Period - From 01/04/2020

to

31/03/2021

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	44 Venice St MENTONE 3194	\$1,168,000	17/04/2021
2			
3			

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:

27/04/2021 11:37



 3  1  2

Property Type: House
Land Size: 415 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
Year ending March 2021: \$727,500

Comparable Properties



44 Venice St MENTONE 3194 (REI)

Agent Comments

 3  2  2

Price: \$1,168,000
Method: Sold Before Auction
Date: 17/04/2021
Property Type: Townhouse (Res)

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.