

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 5/22 Patty Street Mentone VIC 3194

### Indicative selling price

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

range between \$600,000 & \$660,000

### Median sale price

Median price \$ 525,000 \*Unit X Suburb Mentone Victoria 3194

Period - From Jan 2017 to Dec 2017 Source Corelogic

### Comparable property sales

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 2/62 Balcombe Road Mentone VIC 3194	\$680,000	16-Dec-17
2 5/26 Patty Street Mentone VIC 3194	\$600,000	23-Sep-17
3 6/14 Milan Street Mentone VIC 3194	\$640,000	15-Sep-17



OBrien Real Estate