

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

10 Anderson Court, Mentone Vic 3194

Indicative selling price

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

Range between \$1,400,000

&

\$1,450,000

Median sale price

Median price \$1,476,000

Property Type House

Suburb Mentone

Period - From 08/08/2022

to

07/08/2023

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	11 Booker St CHELTENHAM 3192	\$1,445,000	01/06/2023
2	19 Tolls Av MENTONE 3194	\$1,420,000	23/06/2023
3	10 Fordyce St CHELTENHAM 3192	\$1,400,000	01/07/2023

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:

08/08/2023 11:53

10 Anderson Court, Mentone Vic 3194



Katrina O'Brien

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0411 626 394

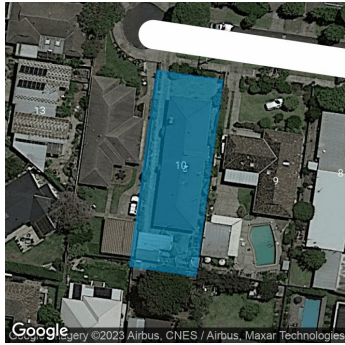
kobrien@hodges.com.au

Indicative Selling Price

\$1,400,000 - \$1,450,000

Median House Price

08/08/2022 - 07/08/2023: \$1,476,000



4 2 2

Rooms: 7

Property Type: House

Land Size: 694sqms sqm approx

[Agent Comments](#)

Comparable Properties



11 Booker St CHELTENHAM 3192 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,445,000

Method: Sold Before Auction

Date: 01/06/2023

Property Type: House (Res)

Land Size: 621 sqm approx



19 Tolls Av MENTONE 3194 (REI/VG)

[Agent Comments](#)

4 2 3

Price: \$1,420,000

Method: Private Sale

Date: 23/06/2023

Property Type: House (Res)

Land Size: 511 sqm approx



10 Fordyce St CHELTENHAM 3192 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$1,400,000

Method: Sold Before Auction

Date: 01/07/2023

Property Type: House (Res)

Land Size: 750 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216



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