

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

1 Williams Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,492,000

Property Type House

Suburb Mentone

Period - From 01/01/2023

to

31/03/2023

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	6 Tuck St CHELTENHAM 3192	\$1,405,000	22/04/2023
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:

03/07/2023 17:01



 3  1  4

Property Type: House (Previously Occupied - Detached)

Land Size: 646 approx sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2023: \$1,492,000

Comparable Properties



11 Booker St CHELTENHAM 3192 (REI)

[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



6 Tuck St CHELTENHAM 3192 (REI/VG)

[Agent Comments](#)

 4  1  2

Price: \$1,405,000

Method: Auction Sale

Date: 22/04/2023

Property Type: House (Res)

Land Size: 574 sqm approx

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.