hockingstuart

Garry Donovan 0419 588 660 gdonovan@hockingstuart.com.au







Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



44b Follett Rd CHELTENHAM 3192 (REI/VG)

4 3 🙀

Method: Private Sale

🛡 2 🛱 2

Price: \$865,000

Date: 06/03/2017 **Rooms:** 5

Property Type: Townhouse (Single)

Land Size: 241 sqm

Agent Comments



2/121 Collins St MENTONE 3194 (REI/VG)

Date: 18/02/2017

Price: \$840,000 Method: Auction Sale

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



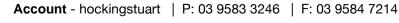
1/48 Second St PARKDALE 3195 (REI)

-1 2 -4 6-

Price: \$810,000 Method: Private Sale Date: 26/03/2017 Rooms: 5

Property Type: Townhouse (Single)

Agent Comments







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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$810,000	&	\$870,000

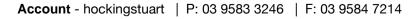
Median sale price

Median price	\$630,000		Unit X	Su	burb	Mentone
Period - From	01/04/2016	to	31/03/2017	Source	REIV	,

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
44b Follett Rd CHELTENHAM 3192	\$865,000	06/03/2017
2/121 Collins St MENTONE 3194	\$840,000	18/02/2017
1/48 Second St PARKDALE 3195	\$810,000	26/03/2017







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