

# 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

177 Lower Dandenong Road, 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 \$890,000 & \$950,000

### Median sale price

Median price \$1,530,000 Property Type House Suburb Mentone

Period - From 01/07/2022 to 30/09/2022 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.~~

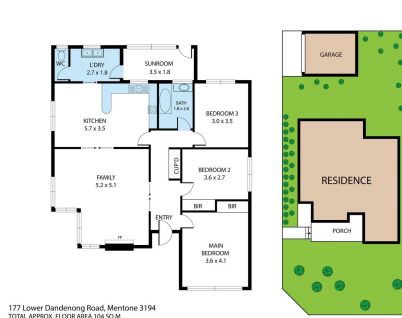
Address of comparable property		Price	Date of sale
1	11 Bundora Pde MENTONE 3194	\$941,000	28/05/2022
2			
3			

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:

08/11/2022 13:05



3 1 1

**Property Type:** House  
**Land Size:** 589 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$890,000 - \$950,000  
**Median House Price**  
September quarter 2022: \$1,530,000

## Comparable Properties



**11 Bundora Pde MENTONE 3194 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$941,000  
**Method:** Auction Sale  
**Date:** 28/05/2022  
**Property Type:** House (Res)  
**Land Size:** 530 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.