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

1b Wakool Avenue, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,700,000		&		\$1,790,000				
Median sale p	rice								
Median price	\$1,375,000	Pro	operty Type	Hou	se		Suburb	Mentone	
Period - From	01/01/2021	to	31/03/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	14 Towers St BEAUMARIS 3193	\$1,780,000	31/03/2021
2	40A Scott St BEAUMARIS 3193	\$1,725,000	31/03/2021
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:

27/04/2021 09:12









Property Type: Townhouse Agent Comments Indicative Selling Price \$1,700,000 - \$1,790,000 Median House Price March quarter 2021: \$1,375,000

Comparable Properties



14 Towers St BEAUMARIS 3193 (REI)

Price: \$1,780,000 Method: Sold Before Auction Date: 31/03/2021 Property Type: Townhouse (Res) Agent Comments



40A Scott St BEAUMARIS 3193 (REI)



Price: \$1,725,000 Method: Auction Sale Date: 31/03/2021 Property Type: Townhouse (Res) Agent Comments

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.

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



REI

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.