

# 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

7/9 Barry Street, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$399,000

### Median sale price

Median price

\$662,000

Property Type

Unit

Suburb

Mentone

Period - From

01/10/2018

to

30/09/2019

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	5/5-7 Brindisi St MENTONE 3194	\$430,500	07/11/2019
2	1/11 Kelso St MENTONE 3194	\$426,000	03/08/2019
3	2/23 Como Pde.E MENTONE 3194	\$380,000	07/09/2019

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:

09/12/2019 09:40



1 1 1

**Property Type:** Unit

Agent Comments

## Comparable Properties



**5/5-7 Brindisi St MENTONE 3194 (REI)**

Agent Comments

1 1 1

**Price:** \$430,500

**Method:** Private Sale

**Date:** 07/11/2019

**Property Type:** Unit



**1/11 Kelso St MENTONE 3194 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$426,000

**Method:** Auction Sale

**Date:** 03/08/2019

**Property Type:** Unit



**2/23 Como Pde.E MENTONE 3194 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$380,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Property Type:** Unit