

## 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

10 Charman 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 \$1,750,000

&amp;

\$1,850,000

## Median sale price

Median price \$1,306,000

House

X

Unit

Suburb Mentone

Period - From 01/04/2017

to 30/06/2017

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 Napier St MENTONE 3194	\$2,025,000	12/08/2017
2	2 Grout St MENTONE 3194	\$1,780,000	29/04/2017
3	5 Charman Rd BEAUMARIS 3193	\$1,690,000	02/09/2017

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.



**Rooms:** 8

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 480 sqm approx

**Agent Comments**

Beach-Loving Families will love living 5 doors to the beach in this exquisite 5 bedroom plus study, 2 bathroom family home. Superbly light and spacious with exceptional style, featuring downstairs main bedroom suite, 3-4 entertaining zones, impressive stone kitchen, glorious garden & double carport

**Indicative Selling Price**

\$1,750,000 - \$1,850,000

**Median House Price**

June quarter 2017: \$1,306,000

## Comparable Properties



**5 Napier St MENTONE 3194 (REI)**

**Agent Comments**



**Price:** \$2,025,000

**Method:** Auction Sale

**Date:** 12/08/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 408 sqm approx



**2 Grout St MENTONE 3194 (REI/VG)**

**Agent Comments**



**Price:** \$1,780,000

**Method:** Auction Sale

**Date:** 29/04/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 576 sqm approx



**5 Charman Rd BEAUMARIS 3193 (REI)**

**Agent Comments**



**Price:** \$1,690,000

**Method:** Auction Sale

**Date:** 02/09/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 557 sqm approx