Chisholm&Gamon

Amanda Thomson 03 9589 3133 0418 266 326 athomson@chisholmgamon.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	/ offered	l for sal	е
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Address	10 Charman Road, Mentone Vic 3194
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,750,000	&	\$1,850,000

Median sale price

Median price	\$1,306,000	Hou	se 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.

Add	dress 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.





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Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price June guarter 2017: \$1,306,000





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

Comparable Properties



5 Napier St MENTONE 3194 (REI)





Price: \$2,025,000 Method: Auction Sale Date: 12/08/2017 Rooms: 5

Property Type: House (Res) Land Size: 408 sqm approx **Agent Comments**



2 Grout St MENTONE 3194 (REI/VG)

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6

Price: \$1,780,000 Method: Auction Sale Date: 29/04/2017 Rooms: -

Property Type: House Land Size: 576 sqm approx **Agent Comments**



5 Charman Rd BEAUMARIS 3193 (REI)



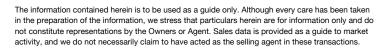
Price: \$1.690.000 Method: Auction Sale Date: 02/09/2017 Rooms: 7

Property Type: House (Res) Land Size: 557 sqm approx

Agent Comments

Account - Chisholm & Gamon Black Rock | P: 03 9589 3133 | F: 03 9589 3166





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