

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**204/135 Lower Dandenong  
Road,  
MENTONE 3194**

### Indicative selling price

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

**Range \$370,000 - \$400,000**

### Median sale price

Median **Unit** for **MENT ONE** for period **Nov 2018 - May 2019**

Sourced from **Price Finder**.

**\$590,000**

### Comparable property sales

**3/9 Stawell Street,**  
Mentone 3194

Price **\$362,000** Sold 03 April  
2019

**1/47 Albenca Street,**  
Mentone 3194

Price **\$362,000** Sold 21  
January 2018

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 18th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Price Finder.

Unit

1 beds

1 baths

1 parking

### Ray White Cheltenham

2/350 Charman Road,  
Cheltenham VIC 3192

### Contact agents



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Ray White

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