

## 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

52 Allandale 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Mentone

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

### 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 6 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

6 Gainsborough Road Mentone VIC 3194	\$786,000	25-May-19
62 Voltri Street Mentone VIC 3194	\$820,000	25-Jun-19
26 Nancy Street Cheltenham VIC 3192	\$783,000	18-May-19

OR

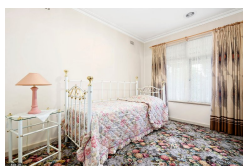
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 October 2019

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**6 Gainsborough Road Mentone VIC 3194**

Sold Price

**\$786,000**

Sold Date

**25-May-19**

 3

 1

 2

Distance

**0.26km**



**62 Voltri Street Mentone VIC 3194**

Sold Price

**\$820,000**

Sold Date

**25-Jun-19**

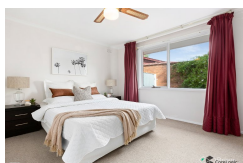
 3

 2

 2

Distance

**1.03km**



**26 Nancy Street Cheltenham VIC 3192**

Sold Price

**\$783,000**

Sold Date

**18-May-19**

 4

 3

 2

Distance

**1.34km**

RS = Recent sale

UN = Undisclosed Sale

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