## 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	

#### Indicative selling price

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

Single price \$1,180,000

#### Median sale price

Median price \$1,405,500	Property Type Hous	е	Suburb Mentone
Period - From 28/11/2023	to 27/11/2024	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	39 Keith St PARKDALE 3195	\$1,170,000	09/11/2024
2	9 Brisbane Tce PARKDALE 3195	\$1,150,000	28/07/2024
3	144 Oak Av MENTONE 3194	\$1,200,000	08/07/2024

#### 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:	28/11/2024 09:21











Property Type: House (Res) Land Size: 649 sqm approx

**Agent Comments** 

Ami Russell 03 9585 5667 0447 020 608 amirussell@jelliscraig.com.au

**Indicative Selling Price** \$1.180.000 **Median House Price** 

28/11/2023 - 27/11/2024: \$1,405,500

# Comparable Properties



39 Keith St PARKDALE 3195 (REI)



Price: \$1,170,000 Method: Auction Sale Date: 09/11/2024

Property Type: House (Res) Land Size: 398 sqm approx

Agent Comments



9 Brisbane Tce PARKDALE 3195 (REI/VG)





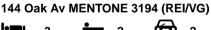


Agent Comments

Price: \$1,150,000 Method: Private Sale Date: 28/07/2024

Property Type: House (Res) Land Size: 702 sqm approx





Agent Comments



Price: \$1,200,000 Method: Private Sale Date: 08/07/2024

Property Type: Townhouse (Single) Land Size: 217 sqm approx

Account - Jellis Craig



