

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

1/120 Charman Road, Mentone Vic 3194

Indicative selling price

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

Single price \$329,000

Median sale price

Median price \$683,500

House

Unit

X

Suburb

Mentone

Period - From 01/04/2018

to

31/03/2019

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		
2		
3		

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.



1 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



1/47 Albenga St MENTONE 3194 (REI/VG)

Agent Comments

1 1 1

Price: \$362,000

Method: Private Sale

Date: 21/01/2019

Rooms: -

Property Type: Apartment



4/120 Charman Rd MENTONE 3194 (VG)

Agent Comments

1 - -

Price: \$345,000

Method: Sale

Date: 07/11/2018

Rooms: -

Property Type: Strata Unit/Flat

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.