

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

21 Shearman Crescent, Mentone Vic 3194

Indicative selling price

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

Range between

\$1,280,000

&

\$1,400,000

Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Mentone

Period - From

01/04/2021

to

31/03/2022

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	104 Devon St CHELTENHAM 3192	\$1,400,000	05/05/2022
2	364 Balcombe Rd BEAUMARIS 3193	\$1,340,000	04/07/2022
3	4 Shearman Cr MENTONE 3194	\$1,335,000	06/05/2022

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:

14/07/2022 09:23



3 2 2

Property Type: House
Land Size: 553 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,400,000
Median House Price
Year ending March 2022: \$1,600,000

Comparable Properties

104 Devon St CHELTENHAM 3192 (VG)

Agent Comments

3 - -

Price: \$1,400,000
Method: Sale
Date: 05/05/2022
Property Type: House (Res)
Land Size: 623 sqm approx



364 Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments

3 1 4

Price: \$1,340,000
Method: Private Sale
Date: 04/07/2022
Property Type: House
Land Size: 617 sqm approx

4 Shearman Cr MENTONE 3194 (VG)

Agent Comments

3 - -

Price: \$1,335,000
Method: Sale
Date: 06/05/2022
Property Type: House (Res)
Land Size: 534 sqm approx

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