

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

17 Silverbanks Grove, Mentone Vic 3194

Indicative selling price

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

Range between \$885,000 & \$973,500

Median sale price

Median price \$1,040,000 Property Type Townhouse Suburb Mentone

Period - From 20/10/2020 to 19/10/2021 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	396c Nepean Hwy PARKDALE 3195	\$885,000	17/07/2021
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.~~

This Statement of Information was prepared on: 20/10/2021 15:29



 3  3  2

Property Type: Townhouse (Res)

Land Size: 84 sqm approx

Agent Comments

Indicative Selling Price

\$885,000 - \$973,500

Median Townhouse Price

20/10/2020 - 19/10/2021: \$1,040,000

Comparable Properties

396c Nepean Hwy PARKDALE 3195 (VG)

Agent Comments

 3  -  -

Price: \$885,000

Method: Sale

Date: 17/07/2021

Property Type: Flat/Unit/Apartment (Res)

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.