

## 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

60b Patty Street, Mentone Vic 3194

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,150,000

#### Median sale price

Median price \$1,155,000

House

X

Unit

Suburb Mentone

Period - From 01/01/2018

to 31/12/2018

Source REIV

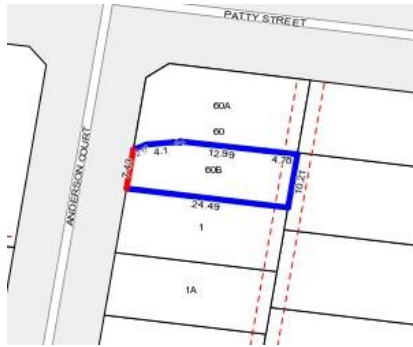
#### Comparable property sales (\*Delete A or B below as applicable)

**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	89 Park Rd CHELTENHAM 3192	\$1,225,002	03/07/2018
2	7b Clyve Av MENTONE 3194	\$1,160,000	01/09/2018
3	1/124 Charman Rd MENTONE 3194	\$1,100,000	31/08/2018

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.



3 2 2

**Rooms:**

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



**89 Park Rd CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

3 2 3

**Price:** \$1,225,002

**Method:** Private Sale

**Date:** 03/07/2018

**Rooms:** 5

**Property Type:** Townhouse (Single)

**7b Clyve Av MENTONE 3194 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,160,000

**Method:** Auction Sale

**Date:** 01/09/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 290 sqm approx



**1/124 Charman Rd MENTONE 3194 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 31/08/2018

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 404 sqm approx