hockingstuart

Simon Wendt 03 9583 3246 0407 040706

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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

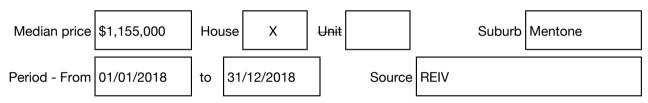
60b Patty Street, Mentone Vic 3194

Indicative selling price

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

Single price \$1,150,000

Median sale price



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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





60b Patty Street, Mentone Vic 3194

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Rooms: Property Type: Townhouse Agent Comments Simon Wendt 03 9583 3246 0407 040706 swendt@hockingstuart.com.au

Indicative Selling Price \$1,150,000 Median House Price Year ending December 2018: \$1,155,000

Comparable Properties



89 Park Rd CHELTENHAM 3192 (REI/VG)



Price: \$1,225,002 Method: Private Sale Date: 03/07/2018 Rooms: 5 Property Type: Townhouse (Single)

Agent Comments

Agent Comments



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



Price: \$1,100,000 Method: Private Sale Date: 31/08/2018 Rooms: 6 Property Type: Townhouse (Res) Land Size: 404 sqm approx

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