

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

7 Glenelg Drive, Mentone Vic 3194

Indicative selling price

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

Range between \$1,050,000

&

\$1,120,000

Median sale price

Median price \$1,115,000

Property Type House

Suburb Mentone

Period - From 01/01/2019

to 31/12/2019

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	36 Acacia Av MENTONE 3194	\$1,060,000	30/11/2019
2	9 Nancy St CHELTENHAM 3192	\$1,020,000	22/02/2020
3	4 Meribah Ct PARKDALE 3195	\$956,000	07/12/2019

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:

25/03/2020 17:07



 4  2  2

Property Type: House

Agent Comments

Comparable Properties



36 Acacia Av MENTONE 3194 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,060,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)

Land Size: 730 sqm approx



9 Nancy St CHELTENHAM 3192 (REI)

Agent Comments

 3  1  2

Price: \$1,020,000

Method: Auction Sale

Date: 22/02/2020

Property Type: House (Res)

Land Size: 590 sqm approx



4 Meribah Ct PARKDALE 3195 (REI/VG)

Agent Comments

 3  1  1

Price: \$956,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)

Land Size: 586 sqm approx