

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 101/135 Lower Dandenong Road, Mentone Vic 3194

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$630,000 House Unit X Suburb Mentone

Period - From 01/07/2016 to 30/06/2017 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	11/438 Nepean Hwy PARKDALE 3195	\$590,000	26/08/2017
2	7/42 Rennison St PARKDALE 3195	\$560,000	12/08/2017
3	44/80 Balcombe Rd MENTONE 3194	\$550,000	16/06/2017

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.



Rooms:

Property Type: Apartment

Land Size: 124 sqm approx

Agent Comments

Comparable Properties



11/438 Nepean Hwy PARKDALE 3195 (REI)

Agent Comments



Price: \$590,000

Method: Auction Sale

Date: 26/08/2017

Rooms: 3

Property Type: Unit

7/42 Rennison St PARKDALE 3195 (REI)

Agent Comments



Price: \$560,000

Method: Auction Sale

Date: 12/08/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



44/80 Balcombe Rd MENTONE 3194 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 16/06/2017

Rooms: 4

Property Type: Apartment