

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

67 Warrigal Road, Mentone 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single

price

X

or range between

\$ 1,500,000

&

\$ 1,650,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 1,322,000

*House

X

*Unit

Suburb

Mentone 3194

Period - From

02/08/2017

to

31/10/2017

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	10 Eblana Avenue Mentone Vic 3194	\$ 1,620,000	28/10/2017
2	7 Avoca Court, Mentone Vic 3194	\$ 1,460,000	18/11/2017
3	41 Mundy Street, Mentone Vic 3194	\$ 1,795,000	14/10/2017

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.