

Jason C Swift 9584 6500 0417 055 702 jswift@hodges.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

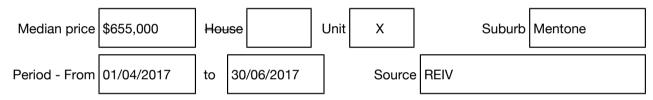
Address	5/39 Plummer Road, Mentone Vic 3194
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$640,000	&	\$704,000	

#### 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	6/14 Milan St MENTONE 3194	\$640,000	16/09/2017
2	5/8-10 Michael St BEAUMARIS 3193	\$672,000	15/07/2017
3	3/192 Como Pde.W PARKDALE 3195	\$690,000	26/08/2017

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.

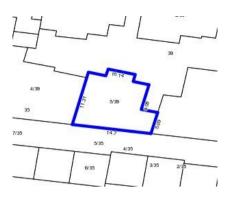
Account - Hodges | P: 03 95846500 | F: 03 95848216

propertydata

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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.





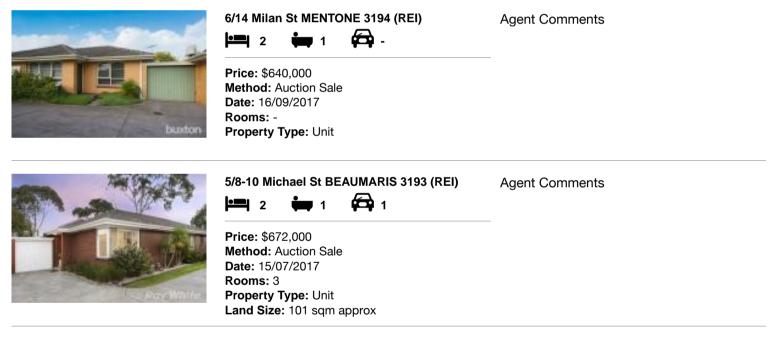


Rooms: 3 Property Type: Unit Agent Comments 9584 6500 0417 055 702 jswift@hodges.com.au Indicative Selling Price

Jason C Swift

\$640,000 - \$704,000 **Median Unit Price** June quarter 2017: \$655,000

## **Comparable Properties**





3/192 Como Pde.W PARKDALE 3195 (REI)



ALE 3195 (REI) Agent Comments

**Price:** \$690,000 **Method:** Auction Sale **Date:** 26/08/2017

Date: 26/08/2017 Rooms: -Property Type: Apartment

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