

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 16 Rimmer Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,100,000 House X Unit Suburb Mentone

Period - From 01/01/2018 to 31/03/2018 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	3 Axelton St CHELTENHAM 3192	\$1,270,000	17/03/2018
2	11 Bourke St MENTONE 3194	\$1,270,000	23/02/2018
3	13 Rimmer St MENTONE 3194	\$1,200,000	05/05/2018

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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Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

March quarter 2018: \$1,100,000



3 2 0

Rooms:

Property Type: House

Land Size: 577 sqm approx

Agent Comments

Comparable Properties



3 Axelton St CHELTENHAM 3192 (REI/VG)

Agent Comments

4 1 2

Price: \$1,270,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 676 sqm approx

11 Bourke St MENTONE 3194 (REI/VG)

Agent Comments

4 1 4

Price: \$1,270,000

Method: Sold Before Auction

Date: 23/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 537 sqm approx



13 Rimmer St MENTONE 3194 (REI/VG)

Agent Comments

3 1 2

Price: \$1,200,000

Method: Private Sale

Date: 05/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 647 sqm approx