

Michael Cooney 9589 6077 0418 325 052 mcooney@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 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	Hou	se 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.

Add	dress 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.

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597





Generated: 04/07/2018 16:13



9589 6077 0418 325 052 mcooney@hodges.com.au

Indicative Selling Price \$1,200,000 - \$1,320,000 **Median House Price** March guarter 2018: \$1,100,000



Rooms:

Property Type: House Land Size: 577 sqm approx

Agent Comments

Comparable Properties



3 Axelton St CHELTENHAM 3192 (REI/VG)





(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)

--- 4





Method: Sold Before Auction

Date: 23/02/2018

Price: \$1,270,000

Rooms: -

Property Type: House (Res) Land Size: 537 sqm approx

13 Rimmer St MENTONE 3194 (REI/VG)

=3





Price: \$1,200,000 Method: Private Sale Date: 05/05/2018

Rooms: -

Property Type: House (Res) Land Size: 647 sqm approx

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597





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.

Agent Comments

Agent Comments

Agent Comments

Generated: 04/07/2018 16:13