

## 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 2-7 Anderson Court, Mentone Vic 3194

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$245,000 & \$269,000

#### Median sale price

Median price \$655,000 House Unit X Suburb Mentone

Period - From 01/04/2017 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	4/16 Station St MENTONE 3194	\$290,000	08/05/2017
2	4/12 Collins St MENTONE 3194	\$255,000	09/02/2017
3	11/7 Anderson Ct MENTONE 3194	\$247,500	16/02/2017

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.

Mark Loft  
95846311  
0411134798  
mloft@thomson.online

**Indicative Selling Price**  
\$245,000 - \$269,000  
**Median Unit Price**  
June quarter 2017: \$655,000



1   1   1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

## Comparable Properties



4/16 Station St MENTONE 3194 (REI/VG)

**Agent Comments**

1   1   1

**Price:** \$290,000  
**Method:** Private Sale  
**Date:** 08/05/2017  
**Rooms:** -  
**Property Type:** Apartment



4/12 Collins St MENTONE 3194 (REI/VG)

**Agent Comments**

1   1   1

**Price:** \$255,000  
**Method:** Private Sale  
**Date:** 09/02/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



11/7 Anderson Ct MENTONE 3194 (REI/VG)

**Agent Comments**

1   1   1

**Price:** \$247,500  
**Method:** Private Sale  
**Date:** 16/02/2017  
**Rooms:** 2  
**Property Type:** Apartment