

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
4 Chicquita Circuit, Mentone Vic 3194

Indicative selling price

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

Range between \$780,000 & \$840,000

Median sale price

Median price \$652,500 House Unit X Suburb Mentone

Period - From 01/07/2017 to 30/06/2018 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	396a Nepean Hwy PARKDALE 3195	\$900,000	11/07/2018
2	17 Silverbanks Gr MENTONE 3194	\$881,000	10/02/2018
3	23c Riviera St MENTONE 3194	\$782,000	05/06/2018

OR

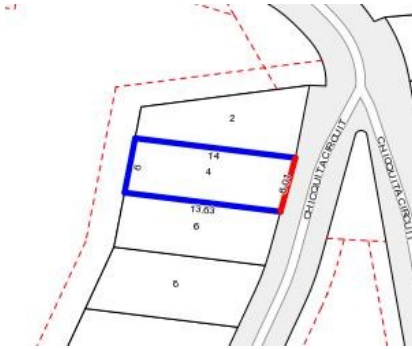
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:

Property Type: Townhouse

Agent Comments



Comparable Properties



396a Nepean Hwy PARKDALE 3195 (REI)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 11/07/2018

Rooms: -

Property Type: Townhouse (Single)



17 Silverbanks Gr MENTONE 3194 (REI/VG)

Agent Comments



Price: \$881,000

Method: Auction Sale

Date: 10/02/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 84 sqm approx



23c Riviera St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$782,000

Method: Private Sale

Date: 05/06/2018

Rooms: 5

Property Type: House

Land Size: 233 sqm approx