

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 12a Clyve Avenue, Mentone Vic 3194

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,200,000 House X Unit Suburb Mentone

Period - From 01/10/2017 to 31/12/2017 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	89a Nepean Hwy MENTONE 3194	\$1,090,000	21/11/2017
2	2/5 Welton St BEAUMARIS 3193	\$1,080,000	10/02/2018
3	29a Swanston St MENTONE 3194	\$1,080,000	09/09/2017

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.



3 2 2

Rooms:
Property Type: Townhouse
(Single)
Land Size: 283 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2017: \$1,200,000

Comparable Properties



89a Nepean Hwy MENTONE 3194 (REI)

[Agent Comments](#)

4 3 3

Price: \$1,090,000
Method: Private Sale
Date: 21/11/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 339 sqm approx



2/5 Welton St BEAUMARIS 3193 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,080,000
Method: Auction Sale
Date: 10/02/2018
Rooms: 5
Property Type: Townhouse (Res)



29a Swanston St MENTONE 3194 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,080,000
Method: Sold Before Auction
Date: 09/09/2017
Rooms: -
Property Type: Townhouse (Res)