

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 U2/51 Beach Rd, Mentone, VIC 3194

Indicative selling price

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

Single price \$ 2,300,000

or range between

&

Median sale price

Median price \$ 983,500

Property type *House*

Suburb *Mentone*

Period - From 27 Feb 2019

to

27 Feb 2020

Source Realestate.com.au

Comparable property sales

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
52 Balcombe Rd, Mentone, VIC 3194	\$ 1,345,000	21 Mar 2020
1/5 Lower Dandenong Rd, Mentone, VIC 3194	\$ 905,000	07 Mar 2019
43 Plummer Rd, Mentone, VIC 3194	\$ 1,957,500	16 Dec 2019

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.~~

This Statement of Information was prepared on: 13 April 2020