

# 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

4/132 Charman Road, 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 \$900,000 & \$950,000

### Median sale price

Median price \$987,000 Property Type House Suburb Mentone

Period - From 01/01/2020 to 31/03/2020 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	2/29 Follett Rd CHELTENHAM 3192	\$925,000	18/03/2020
2	20 Teague Av MENTONE 3194	\$920,000	21/03/2020
3			

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:

16/06/2020 09:23



3   2   2

**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$950,000  
**Median House Price**  
March quarter 2020: \$987,000

## Comparable Properties



**2/29 Follett Rd CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$925,000  
**Method:** Sold Before Auction  
**Date:** 18/03/2020  
**Property Type:** Townhouse (Res)



**20 Teague Av MENTONE 3194 (REI)**

**Agent Comments**

3   2   2

**Price:** \$920,000  
**Method:** Auction Sale  
**Date:** 21/03/2020  
**Property Type:** Townhouse (Res)  
**Land Size:** 264 sqm approx

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.