# 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

1/164 Charman Road, Mentone Vic 3194

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,450,000	Pro	operty Type	Hou	ise		Suburb	Mentone
Period - From	27/10/2022	to	26/10/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2/6 Edsall St HIGHETT 3190	\$1,125,000	19/08/2023
2			
3			

OR

**B**<sup>\*</sup> 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:

27/10/2023 14:29









**Property Type:** House (Res) Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price 27/10/2022 - 26/10/2023: \$1,450,000

# **Comparable Properties**



2/6 Edsall St HIGHETT 3190 (REI)



Price: \$1,125,000 Method: Auction Sale Date: 19/08/2023 Property Type: Townhouse (Res) Agent Comments

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.

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