

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 consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Mentone

Period - From 27/10/2022

to

26/10/2023

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	2/6 Edsall St HIGHETT 3190	\$1,125,000	19/08/2023
2			
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:

27/10/2023 14:29



4 2 3

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)

Agent Comments

4 2 2

Price: \$1,125,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Townhouse (Res)

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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