

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

17 Derwent Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,492,000

Property Type House

Suburb Mentone

Period - From 01/07/2022

to 30/06/2023

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	20 Glenelg Dr MENTONE 3194	\$1,200,000	07/09/2023
2	164 Centre Dandenong Rd CHELTENHAM 3192	\$1,170,000	05/08/2023
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:

04/10/2023 16:43



Property Type: House (Previously Occupied - Detached)

Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

Year ending June 2023: \$1,492,000

Comparable Properties



20 Glenelg Dr MENTONE 3194 (REI)

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 07/09/2023

Property Type: House (Res)

Land Size: 536 sqm approx



164 Centre Dandenong Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,170,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 585 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.