

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

2/17 Wakool Avenue, Mentone Vic 3194

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,105,000 Property Type Townhouse Suburb Mentone

Period - From 18/09/2022 to 17/09/2023 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	2/136 Collins St MENTONE 3194	\$1,075,000	10/06/2023
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:

18/09/2023 11:16



3 2 2

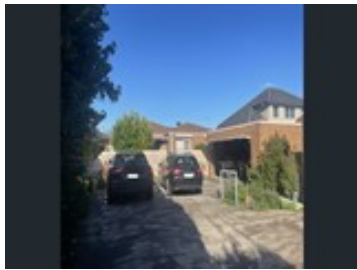
Property Type: Townhouse
(Single)

Land Size: 366 sqm approx

[Agent Comments](#)

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
18/09/2022 - 17/09/2023: \$1,105,000

Comparable Properties



2/136 Collins St MENTONE 3194 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,075,000

Method: Private Sale

Date: 10/06/2023

Property Type: Townhouse (Single)

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.