## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2 Cervara Street, Mentone Vic 3194

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$900,000		&		\$990,000			
Median sale pr	rice							
Median price	\$1,450,000	Pro	operty Type	Hou	se		Suburb	Mentone
Period - From	01/10/2022	to	30/09/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	109 Centre Dandenong Rd CHELTENHAM 3192	\$1,000,000	07/10/2023
2	4 Jacaranda Av CHELTENHAM 3192	\$990,000	14/10/2023
3	15 Conder Way MENTONE 3194	\$940,000	14/10/2023

OR

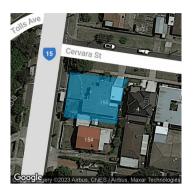
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

19/10/2023 09:40



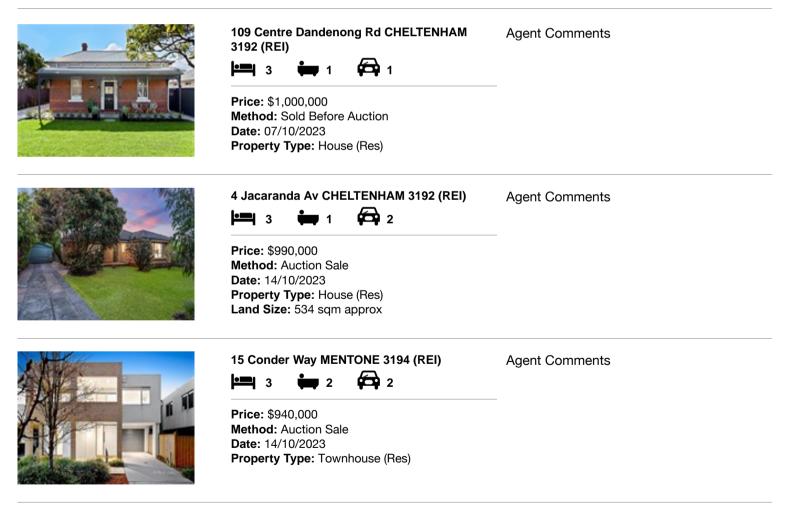






**Property Type:** Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price Year ending September 2023: \$1,450,000

# **Comparable Properties**



#### Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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