

# 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 Cervara Street, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Mentone

Period - From 01/10/2022 to 30/09/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

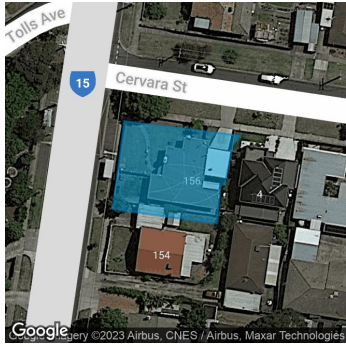
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	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



**109 Centre Dandenong Rd CHELTENHAM  
3192 (REI)**

Agent Comments



**Price:** \$1,000,000  
**Method:** Sold Before Auction  
**Date:** 07/10/2023  
**Property Type:** House (Res)



**4 Jacaranda Av CHELTENHAM 3192 (REI)**

Agent Comments



**Price:** \$990,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx



**15 Conder Way MENTONE 3194 (REI)**

Agent Comments



**Price:** \$940,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** Townhouse (Res)

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