

# 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

20a Southern Road, 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 \$850,000 & \$935,000

### 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	2/19 Houston St MENTONE 3194	\$925,000	19/08/2023
2	40 Lower Dandenong Rd MENTONE 3194	\$885,000	18/07/2023
3	23/3-17 Taylor St PARKDALE 3195	\$877,500	05/08/2023

**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: 18/09/2023 11:57



**Property Type:** House (Res)

**Land Size:** 302 sqm approx

Agent Comments

**Indicative Selling Price**

\$850,000 - \$935,000

**Median Townhouse Price**

18/09/2022 - 17/09/2023: \$1,105,000

## Comparable Properties



**2/19 Houston St MENTONE 3194 (REI)**

Agent Comments



**Price:** \$925,000

**Method:** Auction Sale

**Date:** 19/08/2023

**Property Type:** Townhouse (Res)

**Land Size:** 225 sqm approx



**40 Lower Dandenong Rd MENTONE 3194 (REI)** Agent Comments



**Price:** \$885,000

**Method:** Private Sale

**Date:** 18/07/2023

**Property Type:** Townhouse (Single)

**Land Size:** 440 sqm approx



**23/3-17 Taylor St PARKDALE 3195 (REI)**

Agent Comments



**Price:** \$877,500

**Method:** Private Sale

**Date:** 05/08/2023

**Property Type:** House (Res)

**Account - Hodges** | P: 03 95846500 | F: 03 95848216