

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

1A Cremona Street, Mentone Vic 3194

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,052,000 Property Type House Suburb Mentone

Period - From 01/10/2020 to 31/12/2020 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	1/7 Spicer St BEAUMARIS 3193	\$955,000	02/09/2020
2	1/40 Milan St MENTONE 3194	\$945,000	12/09/2020
3	10b Chandler St PARKDALE 3195	\$903,000	31/10/2020

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:

10/02/2021 12:31



2 1 2

Property Type: House (Res)

Land Size: 257 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median House Price

December quarter 2020: \$1,052,000

Comparable Properties



1/7 Spicer St BEAUMARIS 3193 (REI)

Agent Comments

2 1 2

Price: \$955,000

Method: Private Sale

Date: 02/09/2020

Property Type: Townhouse (Res)

1/40 Milan St MENTONE 3194 (REI/VG)

Agent Comments

2 2 1

Price: \$945,000

Method: Private Sale

Date: 12/09/2020

Property Type: Apartment



10b Chandler St PARKDALE 3195 (VG)

Agent Comments

2 - -

Price: \$903,000

Method: Sale

Date: 31/10/2020

Property Type: House (Res)

Land Size: 298 sqm approx