

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**1/7 Dallas Street,
MENTONE 3194**

Indicative selling price

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

Single price \$800,000

Median sale price

Median **House** for **MENT ONE** for period **Mar 2019 - Sep 2019**

Sourced from **Price Finder**.

\$995,000

Comparable property sales

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

1a Craigmere Avenue,
Mentone 3194

Price **\$740,000** Sold 29 June
2019

5 Peter Avenue,
Parkdale 3195

Price **\$765,000** Sold 25 May
2019

2b Keith Street,
Parkdale 3195

Price **\$730,000** Sold 26 May
2019

This Statement of Information was prepared on 12th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Price Finder.

House



3 beds



1 baths



1 parking

Ray White Cheltenham

2/350 Charman Road,
Cheltenham VIC 3192

Contact agents



Angela Limanis
Ray White

(03) 9880 2304
0414 664 374

angela.limanis@raywhite.com

RayWhite