

# 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

21b Blackwood Avenue, 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 \$780,000 & \$840,000

### Median sale price

Median price \$1,050,000 Property Type House Suburb Mentone

Period - From 01/07/2018 to 30/06/2019 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	2/30 Evan St PARKDALE 3195	\$836,000	10/08/2019
2	35a Hawke St PARKDALE 3195	\$820,000	07/06/2019
3	61 Fourth St PARKDALE 3195	\$798,000	30/06/2019

**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:

16/09/2019 11:19



3   2   2

**Property Type:** Townhouse (Single)

**Land Size:** 447 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$780,000 - \$840,000

**Median House Price**

Year ending June 2019: \$1,050,000

## Comparable Properties



**2/30 Evan St PARKDALE 3195 (REI)**

[Agent Comments](#)

3   1   2

**Price:** \$836,000

**Method:** Auction Sale

**Date:** 10/08/2019

**Property Type:** Townhouse (Res)



**35a Hawke St PARKDALE 3195 (REI/VG)**

[Agent Comments](#)

3   2   2

**Price:** \$820,000

**Method:** Private Sale

**Date:** 07/06/2019

**Property Type:** Townhouse (Single)

**Land Size:** 295 sqm approx



**61 Fourth St PARKDALE 3195 (REI)**

[Agent Comments](#)

3   2   2

**Price:** \$798,000

**Method:** Private Sale

**Date:** 30/06/2019

**Property Type:** Townhouse (Single)