



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1/47 Venice Street, MENTONE 3194

House



3 beds



3 baths



2 parking

### Indicative selling price

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

## Range \$1,200,000 - \$1,300,000

### Median sale price

Median **House** for **MENTONE** for period **Jul 2017 - Dec 2017**

Sourced from **Princetinder**.

## \$1,013,000

### 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.

**3/26 Mentone Parade,**  
Mentone 3194

Price **\$1,290,000** Sold 22  
November 2017

**10 Birch Street,**  
Mentone 3194

Price **\$1,120,000** Sold 03  
February 2018

**8 Charman Road,**  
Mentone 3194

Price **\$1,462,500** Sold 17  
December 2017

### 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 Princetinder.

### Ray White Cheltenham

2/350 Charman Road,  
Cheltenham VIC 3192

### Contact agents

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**RayWhite**