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	8 Daniel Court, Mentone Vic 3194

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,415,000 Property Type House Suburb Mentone

Period - From 01/07/2023 to 30/06/2024 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	91 Nepean Hwy MENTONE 3194	$1,185,000	15/06/2024
2	6 Balmoral Dr PARKDALE 3195	$1,135,000	16/03/2024
3	41 Hibiscus Av CHELTENHAM 3192	$1,200,000	14/03/2024

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: 29/08/2024 10:58

8 Daniel Court, Mentone Vic 3194

Amanda Harrison
03 9585 5667
0402 128 801
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4 2 2

Property Type: House
Land Size: 551 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending June 2024: $1,415,000

Comparable Properties



91 Nepean Hwy MENTONE 3194 (REI/VG)

3 2 2

Price: $1,185,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 675 sqm approx

Agent Comments



6 Balmoral Dr PARKDALE 3195 (REI/VG)

4 1 2

Price: $1,135,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 558 sqm approx

Agent Comments



41 Hibiscus Av CHELTENHAM 3192 (REI/VG)

4 2 3

Price: $1,200,000
Method: Sold Before Auction
Date: 14/03/2024
Property Type: House (Res)
Land Size: 530 sqm approx

Agent Comments

Account - Jellis Craig

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