

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

7/30 COLLINS STREET MENTONE VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Mentone

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

2/80 COLLINS STREET MENTONE VIC 3194	\$400,000	08-Mar-24
6/35 COLLINS STREET MENTONE VIC 3194	\$410,000	30-May-24
5/5-7 BRINDISI STREET MENTONE VIC 3194	\$455,000	10-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 17 July 2024



**2/80 COLLINS STREET MENTONE
VIC 3194**

Sold Price

\$400,000

Sold Date

08-Mar-24



1



1



1

Distance

0.47km



**6/35 COLLINS STREET MENTONE
VIC 3194**

Sold Price

^{RS}**\$410,000**

Sold Date

30-May-24



1



1



1

Distance

0.1km



**5/5-7 BRINDISI STREET MENTONE
VIC 3194**

Sold Price

\$455,000

Sold Date

10-Apr-24



1



1



1

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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