

## 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

3/40 Collins Street Mentone VIC 3194

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jun 2020

to

31 May 2021

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

8/19 Florence Street Mentone VIC 3194	\$770,000	27-Mar-21
7/59 Milan Street Mentone VIC 3194	\$816,000	18-Jan-21
10/8 Salmon Street Mentone VIC 3194	\$810,000	18-Dec-20

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: 18 June 2021

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**8/19 Florence Street Mentone VIC 3194**

Sold Price

**\$770,000**

Sold Date

**27-Mar-21**

 2

 1

 1

Distance

**0.32km**



**7/59 Milan Street Mentone VIC 3194**

Sold Price

**\$816,000**

Sold Date

**18-Jan-21**

 2

 1

 1

Distance

**0.4km**



**10/8 Salmon Street Mentone VIC 3194**

Sold Price

**\$810,000**

Sold Date

**18-Dec-20**

 3

 2

 2

Distance

**0.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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