

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

64b Collins Street, Mentone Vic 3194

Indicative selling price

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

Single price

\$1,550,000

Median sale price

Median price

\$1,220,000

Property Type

Townhouse

Suburb

Mentone

Period - From

08/08/2021

to

07/08/2022

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	15b Palermo St MENTONE 3194	\$1,605,000	05/03/2022
2	266b Balcombe Rd MENTONE 3194	\$1,470,000	19/02/2022
3	20 Brownfield St CHELTENHAM 3192	\$1,470,000	23/02/2022

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:

08/08/2022 08:18



 4  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,550,000

Median Townhouse Price

08/08/2021 - 07/08/2022: \$1,220,000

Comparable Properties



15b Palermo St MENTONE 3194 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,605,000

Method: Auction Sale

Date: 05/03/2022

Property Type: Townhouse (Res)



266b Balcombe Rd MENTONE 3194 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,470,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Townhouse (Res)

Land Size: 300 sqm approx

20 Brownfield St CHELTENHAM 3192 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,470,000

Method: Sold Before Auction

Date: 23/02/2022

Property Type: Townhouse (Res)

Land Size: 338 sqm approx

Account - Barry Plant | P: 03 9586 0500