## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 64b Collins Street, Mentone Vic 3194

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$1,550,000								
Median sale p	rice								
Median price	\$1,220,000	Pro	operty Type	Точ	nhouse		Suburb	Mentone	
Period - From	08/08/2021	to	07/08/2022		So	urce	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.

Add	dress 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









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)



Price: \$1,605,000 Method: Auction Sale Date: 05/03/2022 Property Type: Townhouse (Res)



266b Balcombe Rd MENTONE 3194 (REI/VG) A

Agent Comments

Agent Comments



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



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



propertydata

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