

## 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 FRANKLIN STREET MENTONE VIC 3194

### Indicative selling price

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

Single Price

or range  
between

\$1,075,000

&

\$1,175,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$671,250

Property type

Unit

Suburb

Mentone

Period-from

01 May 2022

to

30 Apr 2023

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

3/4 ALVENA STREET MENTONE VIC 3194	\$1,275,000	13-May-23
13A SWINDEN AVENUE CHELTENHAM VIC 3192	\$1,212,000	21-Apr-23
37 DEVON STREET CHELTENHAM VIC 3192	\$1,140,000	22-Apr-23

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.~~

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### 3/4 ALVENA STREET MENTONE VIC 3194

3 2 2

Sold Price <sup>RS</sup> **\$1,275,000** Sold Date **13-May-23**

Distance **0.42km**



### 13A SWINDEN AVENUE CHELTENHAM VIC 3192

3 2 1

Sold Price <sup>RS</sup> **\$1,212,000** Sold Date **21-Apr-23**

Distance **0.69km**



### 37 DEVON STREET CHELTENHAM VIC 3192

3 2 2

Sold Price <sup>RS</sup> **\$1,140,000** Sold Date **22-Apr-23**

Distance **0.95km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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