

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

4/118 PATTY 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

\$300,000

&

\$330,000

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

2/118 PATTY STREET MENTONE VIC 3194	\$312,500	22-May-24
3/80 COLLINS STREET MENTONE VIC 3194	\$350,000	26-May-24
2/16 STATION STREET MENTONE VIC 3194	\$300,000	06-Feb-24

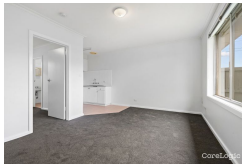
OR

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.~~

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**2/118 PATTY STREET MENTONE
VIC 3194**

2 1 1

Sold Price

\$312,500

Sold Date **22-May-24**

Distance

0.01km



**3/80 COLLINS STREET MENTONE
VIC 3194**

1 1 1

Sold Price

\$350,000

Sold Date **26-May-24**

Distance

0.42km



**2/16 STATION STREET MENTONE
VIC 3194**

1 1 1

Sold Price

\$300,000

Sold Date **06-Feb-24**

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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