

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

203/146 COLLINS 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

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Mentone

Period-from

01 Oct 2022

to

30 Sep 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

210/7 BALCOMBE ROAD MENTONE VIC 3194	\$338,000	13-Jul-23
313/7 BALCOMBE ROAD MENTONE VIC 3194	\$350,000	12-May-23
7/30 RIVIERA STREET MENTONE VIC 3194	\$360,000	04-Oct-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.

This Statement of Information was prepared on: 25 October 2023

Andrew Wood
P 03 8539 3333
M 0419 775656
E andrew@woodproperty.com.au



210/7 BALCOMBE ROAD MENTONE VIC 3194 Sold Price **\$338,000** Sold Date **13-Jul-23**

 1  1  1

Distance **0.2km**



313/7 BALCOMBE ROAD MENTONE VIC 3194 Sold Price **\$350,000** Sold Date **12-May-23**

 1  1  1

Distance **0.2km**



7/30 RIVIERA STREET MENTONE VIC 3194 Sold Price ^{RS} **\$360,000** Sold Date **04-Oct-23**

 1  1  1

Distance **0.43km**

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

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