

# 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

5/7 Station 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)

Range between \$670,000

&

\$720,000

### Median sale price

Median price \$750,000

Property Type Unit

Suburb Mentone

Period - From 01/04/2023

to

30/06/2023

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	2/46 Plummer Rd MENTONE 3194	\$720,000	22/05/2023
2	3/29 Bourke St MENTONE 3194	\$715,000	03/08/2023
3	11/19 Florence St MENTONE 3194	\$670,000	31/08/2023

**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:

04/10/2023 07:25



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$670,000 - \$720,000  
**Median Unit Price**  
June quarter 2023: \$750,000

## Comparable Properties



**2/46 Plummer Rd MENTONE 3194 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$720,000  
**Method:** Sold Before Auction  
**Date:** 22/05/2023  
**Property Type:** Unit



**3/29 Bourke St MENTONE 3194 (REI)**

**Agent Comments**

2 1 1

**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 03/08/2023  
**Property Type:** Unit



**11/19 Florence St MENTONE 3194 (REI)**

**Agent Comments**

2 1 1

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 31/08/2023  
**Property Type:** Unit

**Account - Hodges** | P: 03 95846500 | F: 03 95848216