Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	5/7 Station Street, Mentone Vic 3194
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$670,000	&	\$720,000
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Median sale price

Median price	\$750,000	Pro	perty Type U	nit		Suburb	Mentone
Period - From	01/04/2023	to	30/06/2023	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.

Address of comparable property

Add	dress 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 comparableproperties 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





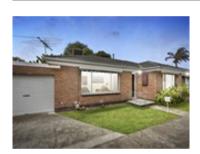




Property Type: Unit Agent Comments

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)

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Price: \$720,000

Method: Sold Before Auction

Date: 22/05/2023 Property Type: Unit **Agent Comments**



3/29 Bourke St MENTONE 3194 (REI)

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Agent Comments

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



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



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



