

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

108/35 CHILDERS 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

Unit

Suburb

Mentone

Period-from

01 Aug 2021

to

31 Jul 2022

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

| | | |
|---|-----------|-----------|
| 2/81 WARRIGAL ROAD MENTONE VIC 3194 | \$505,000 | 01-Jul-22 |
| 3/146 COLLINS STREET MENTONE VIC 3194 | \$565,000 | 07-May-22 |
| 58/76-88 BALCOMBE ROAD MENTONE VIC 3194 | \$585,000 | 27-Jul-22 |

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: 24 August 2022



**2/81 WARRIGAL ROAD MENTONE
VIC 3194**

 2  1  1

Sold Price

\$505,000

Sold Date

01-Jul-22

Distance

0.04km



**3/146 COLLINS STREET MENTONE
VIC 3194**

 2  2  1

Sold Price

\$565,000

Sold Date

07-May-22

Distance

0.23km



**58/76-88 BALCOMBE ROAD
MENTONE VIC 3194**

 2  1  1

Sold Price

^{RS} **\$585,000**

Sold Date

27-Jul-22

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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