## 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

1/19 Florence Street, Mentone Vic 3194

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$680,000		&		\$725,000			
Median sale p	rice							
Median price	\$750,000	Pro	operty Type	Unit			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.

Ad	dress of comparable property	Price	Date of sale
1	2/46 Plummer Rd MENTONE 3194	\$720,000	22/05/2023
2	1/58 Collins St MENTONE 3194	\$710,000	07/03/2023
3	4/152 Balcombe Rd MENTONE 3194	\$685,000	25/04/2023

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:

19/07/2023 17:21









**Property Type:** Unit Agent Comments

Indicative Selling Price \$680,000 - \$725,000 Median Unit Price June quarter 2023: \$750,000

# **Comparable Properties**



**Price:** \$720,000 **Method:** Sold Before Auction



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

1/58 Collins St MENTONE 3194 (REI/VG)

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



Price: \$710,000 Method: Sold Before Auction Date: 07/03/2023 Property Type: Unit Land Size: 117 sqm approx

Agent Comments

Agent Comments

Agent Comments



Price: \$685,000 Method: Sale Date: 25/04/2023 Property Type: Flat/Unit/Apartment (Res)

4/152 Balcombe Rd MENTONE 3194 (VG)

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



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