

## 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

4/42 COLLINS 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) (\*Delete single price or range as applicable)

Single Price

\$680,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Mentone

Period-from

01 Nov 2022

to

31 Oct 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

5/14 COLLINS STREET MENTONE VIC 3194	\$685,000	04-Aug-23
3/22 PATTY STREET MENTONE VIC 3194	\$672,500	19-Jul-23
3/29 BOURKE STREET MENTONE VIC 3194	\$715,000	03-Aug-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.~~

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**5/14 COLLINS STREET MENTONE  
VIC 3194**

Sold Price **\$685,000** Sold Date **04-Aug-23**

2 1 1

Distance **0.28km**



**3/22 PATTY STREET MENTONE VIC  
3194**

Sold Price **\$672,500** Sold Date **19-Jul-23**

2 1 1

Distance **0.29km**



**3/29 BOURKE STREET MENTONE  
VIC 3194**

Sold Price **\$715,000** Sold Date **03-Aug-23**

2 1 1

Distance **0.66km**

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

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