## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prope	rty offer	ed for s	sale									
Address Including suburb and postcode			2 Franklin Street, Mentone Vic 3194									
Indica	tive sell	ing pric	е									
For the	meaning	of this p	orice see	con	sumer.vic.go	v.au/ı	underquo	ting				
Rang	e betwee	n \$1,05	0,000		&		\$1,155,000					
Media	n sale p	rice										
Median price		\$1,432,	\$1,432,000		Property Type Hou		se		Subur	Mentone		
Period - From		14/02/2023		to	o 13/02/2024		Source REI		REIV			
Comp	arable p	roperty	sales	(*De	lete A or B	belo	w as ap	plica	ble)			
<b>A*</b>	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												
3												
OR												
<b>B</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:									on:	14/02/2024 11:30		

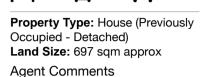






Indicative Selling Price \$1,050,000 - \$1,155,000 Median House Price 14/02/2023 - 13/02/2024: \$1,432,000





## Comparable Properties

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.

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