

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

2/14 Station 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Mentone

Period-from

01 Dec 2020

to

30 Nov 2021

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

10/76 Collins Street Mentone VIC 3194	\$760,000	30-Oct-21
1/113 Warrigal Road Mentone VIC 3194	\$692,250	21-Sep-21
7/21-23 Florence Street Mentone VIC 3194	\$682,500	10-Jul-21

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: 13 December 2021

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10/76 Collins Street Mentone VIC 3194

Sold Price

\$760,000

Sold Date

30-Oct-21

 2  2  1

Distance

0.49km



1/113 Warrigal Road Mentone VIC 3194

Sold Price

\$692,250

Sold Date

21-Sep-21

 2  1  2

Distance

0.53km



7/21-23 Florence Street Mentone VIC 3194

Sold Price

\$682,500

Sold Date

10-Jul-21

 2  1  1

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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