

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

7/7 Como Parade East 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Mentone

Period-from

01 Feb 2021

to

31 Jan 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

406/7 Balcombe Road Mentone VIC 3194	\$360,000	06-Nov-21
7/56 Milan Street Mentone VIC 3194	\$390,000	18-Nov-21
6/47 Albenca Street Mentone VIC 3194	\$373,000	22-Dec-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: 20 February 2022



406/7 Balcombe Road Mentone VIC 3194

 1  1  1

Sold Price

\$360,000

Sold Date

06-Nov-21

Distance

0.33km



7/56 Milan Street Mentone VIC 3194

 1  1  1

Sold Price

\$390,000

Sold Date

18-Nov-21

Distance

0.59km



6/47 Albenca Street Mentone VIC 3194

 1  1  1

Sold Price

\$373,000

Sold Date

22-Dec-21

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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