

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 10/89 Collins Street, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$295,000

Median sale price

Median price \$646,200 House Unit X Suburb Mentone

Period - From 01/04/2017 to 31/03/2018 Source 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.

	Address of comparable property	Price	Date of sale
1	11/5 Brindisi St MENTONE 3194	\$322,500	24/04/2018
2	7/6 Anderson Ct MENTONE 3194	\$295,600	22/01/2018
3	7/57 Collins St MENTONE 3194	\$290,000	19/02/2018

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.



1 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$295,000

Median Unit Price
Year ending March 2018: \$646,200

Comparable Properties



11/5 Brindisi St MENTONE 3194 (REI)

Agent Comments

1 1 1

Price: \$322,500
Method: Private Sale
Date: 24/04/2018
Rooms: 2
Property Type: Apartment



7/6 Anderson Ct MENTONE 3194 (REI/VG)

Agent Comments

1 1 1

Price: \$295,600
Method: Private Sale
Date: 22/01/2018
Rooms: -
Property Type: Apartment



7/57 Collins St MENTONE 3194 (REI)

Agent Comments

1 1 1

Price: \$290,000
Method: Private Sale
Date: 19/02/2018
Rooms: -
Property Type: Apartment