

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

6/2-4 SPENCER 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,500

Property type

Unit

Suburb

Mentone

Period-from

01 Nov 2021

to

31 Oct 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

11/3-5 SPENCER STREET MENTONE VIC 3194	\$675,000	08-Oct-22
1/59-61 PATTY STREET MENTONE VIC 3194	\$760,000	17-Sep-22
3/242-244 BALCOMBE ROAD MENTONE VIC 3194	\$725,000	11-Aug-22

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: 16 November 2022



11/3-5 SPENCER STREET MENTONE VIC 3194 Sold Price **\$675,000** Sold Date **08-Oct-22**
 Distance **0.08km**
 2 1 1



1/59-61 PATTY STREET MENTONE VIC 3194 Sold Price ^{RS} **\$760,000** Sold Date **17-Sep-22**
 Distance **0.35km**
 2 1 1



3/242-244 BALCOMBE ROAD MENTONE VIC 3194 Sold Price **\$725,000** Sold Date **11-Aug-22**
 Distance **0.71km**
 2 1 1

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

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