

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

2/166 Charman Road 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Mentone

Period-from

01 Oct 2018

to

30 Sep 2019

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

1/54 Flinders Street Mentone VIC 3194	\$787,000	01-Jun-19
1/12 Follett Road Cheltenham VIC 3192	\$728,000	29-Jun-19
10 Streeton Drive Mentone VIC 3194	\$770,000	31-May-19

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: 12 October 2019

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1/54 Flinders Street Mentone VIC 3194

Sold Price

\$787,000

Sold Date

01-Jun-19

 3  2  2

Distance

0.51km



1/12 Follett Road Cheltenham VIC 3192

Sold Price

\$728,000

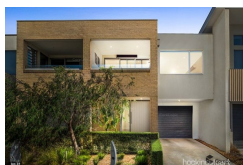
Sold Date

29-Jun-19

 3  1  1

Distance

1.34km



10 Streeton Drive Mentone VIC 3194

Sold Price

\$770,000

Sold Date

31-May-19

 3  2  1

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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