Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Date of sale

Pro	nertv	offered	for	sale
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Address	4/39 Flinders Street, Mentone Vic 3194
Including suburb and postcode	

Indicative selling price

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

Range between	\$770,000	&	\$820,000

Median sale price

Median price	\$700,000	Pro	perty Type Ur	nit		Suburb	Mentone
Period - From	31/01/2023	to	30/01/2024	Sc	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	4/40-42 Charman Rd MENTONE 3194	\$805,000	07/10/2023
2	4/186 Weatherall Rd CHELTENHAM 3192	\$800,000	16/01/2024
3			

OR

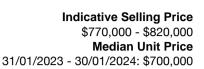
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/01/2024 11:26





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Property Type: Unit
Agent Comments

Comparable Properties



4/40-42 Charman Rd MENTONE 3194 (REI)

Price: \$805,000 Method: Auction Sale Date: 07/10/2023 Property Type: Unit Agent Comments



4/186 Weatherall Rd CHELTENHAM 3192 (REI) Agent Comments

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Price: \$800,000 Method: Private Sale Date: 16/01/2024 Property Type: Unit

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.

Account - Hodges | P: 03 95846500 | F: 03 95848216



