

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

3/146 COLLINS 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

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,000

Property type

Unit

Suburb

Mentone

Period-from

01 May 2021

to

30 Apr 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

38/76-88 BALCOMBE ROAD MENTONE VIC 3194	\$565,000	22-Jan-22
28/76-88 BALCOMBE ROAD MENTONE VIC 3194	\$560,000	17-Mar-22
73/76-88 BALCOMBE ROAD MENTONE VIC 3194	\$550,000	20-Feb-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: 02 May 2022


**38/76-88 BALCOMBE ROAD
MENTONE VIC 3194**
 2  2  2

Sold Price **\$565,000** Sold Date **22-Jan-22**

Distance **0.35km**

**28/76-88 BALCOMBE ROAD
MENTONE VIC 3194**
 2  2  1

Sold Price ^{RS} **\$560,000** Sold Date **17-Mar-22**

Distance **0.35km**

**73/76-88 BALCOMBE ROAD
MENTONE VIC 3194**
 2  1  1

Sold Price **\$550,000** Sold Date **20-Feb-22**

Distance **0.35km**
RS = Recent sale

UN = Undisclosed Sale

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