

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

4/6 Anderson Court, Mentone Vic 3194

Indicative selling price

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

Range between \$280,000 & \$300,000

Median sale price

Median price \$686,250

Property Type Unit

Suburb Mentone

Period - From 01/07/2021

to 30/09/2021

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		
2		
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:

30/11/2021 17:41



Rooms: 2

Property Type: Apartment

Agent Comments

Quiet 1 bedroom ground floor security apartment featuring north-facing living and dining, a spotless kitchen/laundry (gas stove), comfortable bedroom (BIRs) and a neat ensuite. With scope to refresh here and there and plenty of scope to let your style shine, this solid brick abode provides intercom entry, a security door, a communal laundry and a secure carport. The perfect Melbourne-based retreat, savvy investment or entry-level abode, walk to parks, transport & Mentone Village, moments to the beach.

Comparable Properties

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.