

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

2/1 Franklin 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

\$1,149,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Mentone

Period-from

01 Nov 2020

to

31 Oct 2021

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

26A Naples Road Mentone VIC 3194	\$1,178,000	20-Oct-21
16A Phillip Street Mentone VIC 3194	\$1,096,000	16-Oct-21
2/1 Fourth Street Parkdale VIC 3195	\$1,050,000	06-Oct-21

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: 22 November 2021

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26A Naples Road Mentone VIC 3194 Sold Price ^{RS} **\$1,178,000** Sold Date **20-Oct-21**

2 1 1

Distance **1.18km**



16A Phillip Street Mentone VIC 3194 Sold Price ^{RS} **\$1,096,000** Sold Date **16-Oct-21**

2 1 2

Distance **0.28km**



2/1 Fourth Street Parkdale VIC 3195 Sold Price ^{RS} **\$1,050,000** Sold Date **06-Oct-21**

3 1 2

Distance **1.33km**



32 Sarzana Street Mentone VIC 3194 Sold Price **\$1,215,000** Sold Date **02-Oct-21**

3 2 2

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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