

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

2/15 Florence Street, Mentone VIC 3194
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Indicative selling price

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

range between

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 550,000

*Unit

X

Suburb

Mentone

Period - From

June 2016

to

May 2017

Source

Core Logic

Comparable property sales

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
1/89 Collins Street, Mentone VIC 3194	\$ 285,000	29 Mar 2017
8/120 Charman Road, Mentone VIC 3194	\$ 347,000	16 Mar 2017
25/5-7 Brindisi Street, Mentone VIC 3194	\$ 296,000	13 May 2017



OBrien Real Estate