

## 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

113 PATTY STREET MENTONE VIC 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,980,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,345,000

Property type

House

Suburb

Mentone

Period-from

01 Dec 2023

to

30 Nov 2024

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

31 ELIZABETH STREET MENTONE VIC 3194	\$1,950,000	07-Dec-24
73 PATTY STREET MENTONE VIC 3194	\$2,065,000	28-Aug-24
6 CHARLES STREET CHELTENHAM VIC 3192	\$2,185,000	05-Oct-24

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.~~

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**31 ELIZABETH STREET MENTONE  
VIC 3194**

 4  2  2

Sold Price <sup>RS</sup> **\$1,950,000** Sold Date **07-Dec-24**

Distance **0.37km**

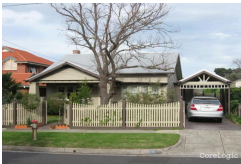


**73 PATTY STREET MENTONE VIC  
3194**

 5  3  2

Sold Price **\$2,065,000** Sold Date **28-Aug-24**

Distance **0.38km**



**6 CHARLES STREET CHELTENHAM  
VIC 3192**

 4  2  2

Sold Price <sup>RS</sup> **\$2,185,000** <sup>UN</sup> Sold Date **05-Oct-24**

Distance **0.76km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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