

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

8/35 Collins Street, Mentone Vic 3194

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$653,000

Property Type

Unit

Suburb

Mentone

Period - From

01/01/2022

to

31/03/2022

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	5/2 Coles Ct BEAUMARIS 3193	\$486,500	19/02/2022
2	7/3 Mackenzie St CHELTENHAM 3192	\$485,000	15/02/2022
3	5/49 Balcombe Rd MENTONE 3194	\$460,000	30/03/2022

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:

06/05/2022 12:20

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Indicative Selling Price

\$450,000

Median Unit Price

March quarter 2022: \$653,000



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



5/2 Coles Ct BEAUMARIS 3193 (VG)

Agent Comments

 2  -  -

Price: \$486,500

Method: Sale

Date: 19/02/2022

Property Type: Flat/Unit/Apartment (Res)



7/3 Mackenzie St CHELTENHAM 3192 (REI/VG) **Agent Comments**

 2  1  1

Price: \$485,000

Method: Private Sale

Date: 15/02/2022

Property Type: Apartment



5/49 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

 2  1  1

Price: \$460,000

Method: Sold Before Auction

Date: 30/03/2022

Property Type: Apartment

Account - Barry Plant | P: 03 9586 0500