

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

16/12-14 Venice 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

\$439,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Mentone

Period-from

01 Dec 2020

to

30 Nov 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

3/35 Collins Street Mentone VIC 3194	\$425,000	20-Sep-21
4/30 Collins Street Mentone VIC 3194	\$480,000	18-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: 03 December 2021

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**3/35 Collins Street Mentone VIC 3194**

1
 1
 1

Sold Price

\$425,000

Sold Date

20-Sep-21

Distance

0.87km**4/30 Collins Street Mentone VIC 3194**

1
 1
 -

Sold Price

^{RS} **\$480,000**

Sold Date

18-Oct-21

Distance

0.8km**RS** = Recent sale**UN** = Undisclosed Sale

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