

## 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

6/5-7 Brindisi 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

\$365,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$709,000

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

4/16 Station Street Mentone VIC 3194	\$330,000	07-Aug-21
4/120 Charman Road Mentone VIC 3194	\$377,000	10-Aug-21
11/1A Spray Street Parkdale VIC 3195	\$319,999	17-Jun-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: 09 November 2021

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**4/16 Station Street Mentone VIC 3194**

Sold Price

**\$330,000**

Sold Date **07-Aug-21**

 1

 1

 1

Distance

**0.47km**



**4/120 Charman Road Mentone VIC 3194**

Sold Price

**\$377,000**

Sold Date **10-Aug-21**

 1

 1

 1

Distance

**0.89km**



**11/1A Spray Street Parkdale VIC 3195**

Sold Price

**\$319,999**

Sold Date **17-Jun-21**

 1

 1

 1

Distance

**1.98km**

RS = Recent sale

UN = Undisclosed Sale

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