

# 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

4/25 Flinders 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)

Range between \$735,000

&

\$805,000

### Median sale price

Median price \$743,500

Property Type Unit

Suburb Mentone

Period - From 01/04/2022

to 30/06/2022

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	2/74 Collins St MENTONE 3194	\$786,000	23/07/2022
2	1/59-61 Patty St MENTONE 3194	\$760,000	17/09/2022
3	2/6 Patty St MENTONE 3194	\$755,000	30/07/2022

**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:

06/10/2022 16:08



2 1 1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$735,000 - \$805,000  
**Median Unit Price**  
June quarter 2022: \$743,500

## Comparable Properties



**2/74 Collins St MENTONE 3194 (REI)**

**Agent Comments**

2 1 1

**Price:** \$786,000  
**Method:** Auction Sale  
**Date:** 23/07/2022  
**Property Type:** Unit  
**Land Size:** 221 sqm approx



**1/59-61 Patty St MENTONE 3194 (REI)**

**Agent Comments**

2 1 2

**Price:** \$760,000  
**Method:** Auction Sale  
**Date:** 17/09/2022  
**Property Type:** Unit

**2/6 Patty St MENTONE 3194 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$755,000  
**Method:** Auction Sale  
**Date:** 30/07/2022  
**Property Type:** Unit

**Account - Hodges** | P: 03 95846500 | F: 03 95848216