

## 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

12/6 VENICE 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

or range  
between

\$760,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$693,625

Property type

Unit

Suburb

Mentone

Period-from

01 Apr 2021

to

31 Mar 2022

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

1/30 MENTONE PARADE MENTONE VIC 3194	\$750,000	19-Mar-22
3/59 COMO PARADE EAST PARKDALE VIC 3195	\$750,000	29-Oct-21
12/32-34 FLINDERS STREET MENTONE VIC 3194	\$782,000	13-Nov-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: 11 April 2022

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**1/30 MENTONE PARADE MENTONE VIC 3194** Sold Price

<sup>RS</sup> **\$750,000** Sold Date **19-Mar-22**

 2  1  1

Distance **0.56km**



**3/59 COMO PARADE EAST PARKDALE VIC 3195**

Sold Price **\$750,000** Sold Date **29-Oct-21**

 2  1  1

Distance **1.01km**



**12/32-34 FLINDERS STREET MENTONE VIC 3194**

Sold Price **\$782,000** Sold Date **13-Nov-21**

 2  1  1

Distance **1.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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