

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

4/1 Phillip Street, Mentone Vic 3194

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,175,000 Property Type Townhouse Suburb Mentone

Period - From 05/08/2023 to 04/08/2024 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	7/28 Mentone Pde MENTONE 3194	\$898,000	03/08/2024
2	1/18 Barrett St CHELTENHAM 3192	\$857,500	27/07/2024
3	1/2 Tanti St CHELTENHAM 3192	\$890,000	13/06/2024

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:

05/08/2024 16:25



3 1 -

Property Type: Townhouse
Land Size: 263 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median Townhouse Price
05/08/2023 - 04/08/2024: \$1,175,000

Comparable Properties



7/28 Mentone Pde MENTONE 3194 (REI)

Agent Comments

3 1 -
Price: \$898,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Unit
Land Size: 221 sqm approx



1/18 Barrett St CHELTENHAM 3192 (REI)

Agent Comments

3 2 2
Price: \$857,500
Method: Auction Sale
Date: 27/07/2024
Property Type: Townhouse (Res)
Land Size: 129 sqm approx



1/2 Tanti St CHELTENHAM 3192 (REI)

Agent Comments

3 1 2
Price: \$890,000
Method: Sold Before Auction
Date: 13/06/2024
Property Type: House (Res)
Land Size: 430 sqm approx

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