

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

2/18 SWANSTON 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

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Mentone

Period-from

01 Aug 2023

to

31 Jul 2024

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

4/5 SWANSTON STREET MENTONE VIC 3194	\$830,000	14-Dec-23
5/8 SALMON STREET MENTONE VIC 3194	\$821,000	03-Feb-24
1/3 STATION STREET MENTONE VIC 3194	\$850,000	08-Jun-23

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: 24 August 2024



4/5 SWANSTON STREET MENTONE VIC 3194

 3  2  1

Sold Price **\$830,000** Sold Date **14-Dec-23**

Distance **0.14km**



5/8 SALMON STREET MENTONE VIC 3194

 2  2  1

Sold Price **\$821,000** Sold Date **03-Feb-24**

Distance **0.33km**



1/3 STATION STREET MENTONE VIC 3194

 2  2  1

Sold Price **\$850,000** Sold Date **08-Jun-23**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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