

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

3/8 Anderson Court, Mentone Vic 3194

Indicative selling price

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

Range between \$610,000

&

\$640,000

Median sale price

Median price \$765,000

Property Type Unit

Suburb Mentone

Period - From 01/07/2023

to

30/09/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	5/14 Collins St MENTONE 3194	\$685,000	04/08/2023
2	11/19 Florence St MENTONE 3194	\$670,000	31/08/2023
3	7/1-3 Venice St MENTONE 3194	\$610,000	21/09/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

28/10/2023 15:29



Property Type: Unit

Agent Comments

Comparable Properties

5/14 Collins St MENTONE 3194 (VG)

Agent Comments



Price: \$685,000

Method: Sale

Date: 04/08/2023

Property Type: Flat/Unit/Apartment (Res)



11/19 Florence St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 31/08/2023

Property Type: Unit



7/1-3 Venice St MENTONE 3194 (REI)

Agent Comments



Price: \$610,000

Method: Sold Before Auction

Date: 21/09/2023

Property Type: Unit