Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 3/8 Anderson Court, Mentone Vic 3194

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$610,000		&		\$640,000			
Median sale p	rice							
Median price	\$765,000	Pro	operty Type	Unit			Suburb	Mentone
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ado	dress 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

03 8680 9461 0403 857 266 simone@atriarealestate.com.au

Indicative Selling Price \$610,000 - \$640,000 **Median Unit Price** September quarter 2023: \$765,000

Comparable Properties





Price: \$685,000 Method: Sale Date: 04/08/2023 Property Type: Flat/Unit/Apartment (Res) Agent Comments

Agent Comments

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

2 1



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

Account - Atria Real Estate



propertydata

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