

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

4/42 Flinders 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Mentone

Period-from

01 Nov 2019

to

31 Oct 2020

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

5/49-51 Patty Street Mentone VIC 3194	\$635,000	25-Oct-19
10/35 Flinders Street Mentone VIC 3194	\$570,000	08-Oct-19
7/12-14 Venice Street Mentone VIC 3194	\$610,000	19-Aug-19

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 November 2020



5/49-51 Patty Street Mentone VIC 3194

Sold Price

\$635,000

Sold Date

25-Oct-19

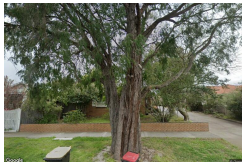
 2

 1

 1

Distance

0.06km



10/35 Flinders Street Mentone VIC 3194

Sold Price

\$570,000

Sold Date

08-Oct-19

 2

 1

 1

Distance

0.11km



7/12-14 Venice Street Mentone VIC 3194

Sold Price

\$610,000

Sold Date

19-Aug-19

 2

 1

 1

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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