

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

11/19 FLORENCE 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

\$670,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,000

Property type

Unit

Suburb

Mentone

Period-from

01 Aug 2022

to

31 Jul 2023

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

2/46 PLUMMER ROAD MENTONE VIC 3194	\$720,000	22-May-23
8/48 PLUMMER ROAD MENTONE VIC 3194	\$685,000	04-Aug-23
3/22 PATTY STREET MENTONE VIC 3194	\$672,500	18-Jul-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.~~

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2/46 PLUMMER ROAD MENTONE VIC 3194

Sold Price **\$720,000** Sold Date **22-May-23**

2 1 1

Distance **0.27km**



8/48 PLUMMER ROAD MENTONE VIC 3194

Sold Price **\$685,000** Sold Date **04-Aug-23**

2 1 1

Distance **0.25km**



3/22 PATTY STREET MENTONE VIC 3194

Sold Price ^{RS} **\$672,500** Sold Date **18-Jul-23**

2 1 1

Distance **0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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