

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

12/32-34 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$709,000

Property type

Unit

Suburb

Mentone

Period-from

01 Oct 2020

to

30 Sep 2021

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

8/42 Flinders Street Mentone VIC 3194	\$797,000	26-Jun-21
1/35 Flinders Street Mentone VIC 3194	\$702,999	14-Aug-21
5/26 Patty Street Mentone VIC 3194	\$750,000	21-Jun-21

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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8/42 Flinders Street Mentone VIC 3194

Sold Price **\$797,000** Sold Date **26-Jun-21**

 2  1  1

Distance **0.08km**



1/35 Flinders Street Mentone VIC 3194

Sold Price **\$702,999** Sold Date **14-Aug-21**

 2  1  1

Distance **0.14km**



5/26 Patty Street Mentone VIC 3194

Sold Price **\$750,000** Sold Date **21-Jun-21**

 2  1  1

Distance **0.16km**

RS = Recent sale UN = Undisclosed Sale

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