

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

3/14 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,055,000

Property type

House

Suburb

Mentone

Period-from

01 May 2020

to

30 Apr 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

6/160-162 Charman Road Mentone VIC 3194	\$1,120,000	11-Mar-21
2/37 Patty Street Mentone VIC 3194	\$1,250,000	30-Jan-21
2/20 Gillman Street Cheltenham VIC 3192	\$1,121,000	16-Jan-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.~~

This Statement of Information was prepared on: 06 May 2021

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6/160-162 Charman Road Mentone VIC 3194

Sold Price

^{RS} **\$1,120,000**

Sold Date

11-Mar-21



Distance

0.18km



2/37 Patty Street Mentone VIC 3194

Sold Price

\$1,250,000

Sold Date

30-Jan-21



Distance

0.24km



2/20 Gillman Street Cheltenham VIC 3192

Sold Price

\$1,121,000

Sold Date

16-Jan-21



Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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