

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

10/8 Salmon 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

\$780,000

&

\$850,000

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

| | | |
|-----------------------------------|-----------|-----------|
| 110 Oak Avenue Mentone VIC 3194 | \$865,000 | 26-Jun-20 |
| 4 Streeton Drive Mentone VIC 3194 | \$770,000 | 06-Aug-20 |
| 11 Conder Way Mentone VIC 3194 | \$868,000 | 03-Aug-20 |

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.~~

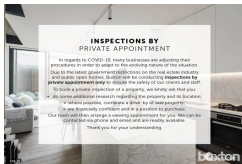
This Statement of Information was prepared on: 20 November 2020


110 Oak Avenue Mentone VIC 3194

Sold Price

\$865,000

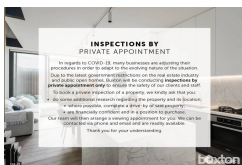
Sold Date **26-Jun-20**
 3  2  2

Distance **0.77km**

4 Streeton Drive Mentone VIC 3194

Sold Price

\$770,000

Sold Date **06-Aug-20**
 3  2  1

Distance **0.79km**

11 Conder Way Mentone VIC 3194

Sold Price

^{RS} **\$868,000**

Sold Date **03-Aug-20**
 3  2  2

Distance **0.86km**
RS = Recent sale

UN = Undisclosed Sale

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