

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

14/35 Plummer Road 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jan 2021

to

31 Dec 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

16/35 Plummer Road Mentone VIC 3194	\$600,000	30-Sep-21
5/60 Beach Road Mentone VIC 3194	\$608,000	19-Jul-21
5/30 Collins Street Mentone VIC 3194	\$595,000	20-Aug-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: 13 January 2022



16/35 Plummer Road Mentone VIC 3194

Sold Price

\$600,000

Sold Date

30-Sep-21

 2

 1

 1

Distance

0.01km



5/60 Beach Road Mentone VIC 3194

Sold Price

\$608,000

Sold Date

19-Jul-21

 2

 1

 1

Distance

0.41km



5/30 Collins Street Mentone VIC 3194

Sold Price

\$595,000

Sold Date

20-Aug-21

 2

 1

 -

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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