Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 305/144 Collins Street, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	

Single price \$430,000

Median sale price*

Median price	Pro	operty Type			Suburb	Mentone
Period - From	to		So	urce		

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	506/7 Balcombe Rd MENTONE 3194	\$470,000	02/12/2019
2	101/81 Warrigal Rd MENTONE 3194	\$465,000	20/12/2019
3	804/6 Railway Rd CHELTENHAM 3192	\$460,000	17/12/2019

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 six months.

This Statement of Information was prepared on:

23/05/2020 09:27

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Property Type: Apartment Agent Comments

Golan Flamm 9533 0999 0410 469 876 gflamm@hodgescaulfield.com.au

> Indicative Selling Price \$430,000 No median price available

Comparable Properties



506/7 Balcombe Rd MENTONE 3194 (REI/VG) Agent Comments



Price: \$470,000 Method: Private Sale Date: 02/12/2019 Property Type: Apartment

101/81 Warrigal Rd MENTONE 3194 (VG)

Agent Comments



Price: \$465,000 Method: Sale Date: 20/12/2019 Property Type: Strata Dwelling

804/6 Railway Rd CHELTENHAM 3192 (VG)

Agent Comments



Price: \$460,000 Method: Sale Date: 17/12/2019 Property Type: Strata Unit/Flat

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.