

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 3/140 Charman Road Mentone 3194

Indicative selling price

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

range between \$670,000 & \$730,000

Median sale price

Median price \$692,000 Property type Unit Suburb Mentone

Period - From 01/01/2020 to 31/03/2020 Source REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
2/131 Balcombe Road MENTONE 3194	\$750,000	28/05/2020
3/19-21 Wilson Street CHELTENHAM 3192	\$715,000	29/05/2020
4/5 Anderson Court MENTONE 3194	\$672,000	02/05/2020

This Statement of Information was prepared on: Tuesday 9th June 2020