

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

2/6 PATTY 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,999

Property type

Unit

Suburb

Mentone

Period-from

01 Jul 2021

to

30 Jun 2022

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

12/15 LILIAN COURT BEAUMARIS VIC 3193	\$660,000	28-Jun-22
2/6 KEITH STREET BEAUMARIS VIC 3193	\$681,000	27-Jun-22
1/19A GORDON STREET BEAUMARIS VIC 3193	\$670,000	14-Apr-22

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: 25 July 2022

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12/15 LILIAN COURT BEAUMARIS VIC 3193

Sold Price

^{RS} **\$660,000** Sold Date **28-Jun-22**

 2  1  1

Distance **0.23km**



2/6 KEITH STREET BEAUMARIS VIC 3193

Sold Price

^{RS} **\$681,000** Sold Date **27-Jun-22**

 2  2  1

Distance **0.44km**



1/19A GORDON STREET BEAUMARIS VIC 3193

Sold Price

\$670,000 Sold Date **14-Apr-22**

 2  1  1

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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