



2 1 1

Rooms: 3

Property Type: Unit

Agent Comments

Indicative Selling Price

\$620,000 - \$650,000

Median Unit Price

Year ending March 2017: \$630,000

Comparable Properties



8/30 Flinders St MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000

Method: Auction Sale

Date: 25/02/2017

Rooms: 4

Property Type: Unit



4/1-3 Venice St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$646,200

Method: Auction Sale

Date: 08/04/2017

Rooms: -

Property Type: Unit



2/40 Booker St CHELTENHAM 3192 (REI/VG)

Agent Comments

2 1 1

Price: \$640,000

Method: Auction Sale

Date: 19/11/2016

Rooms: 4

Property Type: Unit

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

10/86 Collins Street, Mentone Vic 3194

Indicative selling price

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

Range between \$620,000

&

\$650,000

Median sale price

Median price \$630,000

Unit X

Suburb Mentone

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

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
8/30 Flinders St MENTONE 3194	\$650,000	25/02/2017
4/1-3 Venice St MENTONE 3194	\$646,200	08/04/2017
2/40 Booker St CHELTENHAM 3192	\$640,000	19/11/2016