

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

4/8 Salmon Street, Mentone Vic 3194

Indicative selling price

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

Range between \$650,000 & \$695,000

Median sale price

Median price \$696,500

Property Type Unit

Suburb Mentone

Period - From 01/01/2021

to 31/03/2021

Source REIV

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.~~

	Address of comparable property	Price	Date of sale
1	4/2 Bayliss St CHELTENHAM 3192	\$695,000	20/02/2021
2	1/27 Barker St CHELTENHAM 3192	\$669,000	13/03/2021
3			

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:

10/05/2021 15:10



 2  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$650,000 - \$695,000

Median Unit Price

March quarter 2021: \$696,500

Comparable Properties



4/2 Bayliss St CHELTENHAM 3192 (REI)

Agent Comments

 2  1  1

Price: \$695,000

Method: Auction Sale

Date: 20/02/2021

Property Type: Unit



1/27 Barker St CHELTENHAM 3192 (REI)

Agent Comments

 2  2  1

Price: \$669,000

Method: Private Sale

Date: 13/03/2021

Property Type: Townhouse (Single)

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.