

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 FLORENCE 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

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Mentone

Period-from

01 Jun 2022

to

31 May 2023

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

5 RUSSELL COURT MENTONE VIC 3194	\$1,450,000	01-Feb-23
5 COLEMAN COURT CHELTENHAM VIC 3192	\$1,345,000	14-Dec-22
20 HARPLEY STREET CHELTENHAM VIC 3192	\$1,412,000	04-Feb-23

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: 13 June 2023



5 RUSSELL COURT MENTONE VIC 3194

Sold Price

\$1,450,000

Sold Date

01-Feb-23



3



1



3

Distance

0.58km



5 COLEMAN COURT CHELTENHAM VIC 3192

Sold Price

\$1,345,000

Sold Date

14-Dec-22



4



2



1

Distance

1.04km



20 HARPLEY STREET CHELTENHAM VIC 3192

Sold Price

\$1,412,000

Sold Date

04-Feb-23



4



2



4

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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