

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

1/1 Long 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Mentone

Period-from

01 Sep 2018

to

31 Aug 2019

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

2/1 Long Street Mentone VIC 3194	\$650,000	20-Mar-19
1/17 Olive Grove Mentone VIC 3194	\$653,000	01-Jul-19
26/3-17 Taylor Street Parkdale VIC 3195	\$667,000	13-Apr-19

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: 23 September 2019

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2/1 Long Street Mentone VIC 3194

Sold Price

\$650,000

Sold Date

20-Mar-19

 2

 2

 1

Distance

-



1/17 Olive Grove Mentone VIC 3194

Sold Price

\$653,000

Sold Date

01-Jul-19

 3

 1

 2

Distance

0.13km



26/3-17 Taylor Street Parkdale VIC 3195

Sold Price

\$667,000

Sold Date

13-Apr-19

 3

 1

 2

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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