

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

3/4 Anderson Court 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

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,000

Property type

Unit

Suburb

Mentone

Period-from

01 Oct 2020

to

30 Sep 2021

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

6/11 Florence Street Mentone VIC 3194	\$680,000	03-May-21
3/2 Rimmer Street Mentone VIC 3194	\$698,000	08-May-21
1/35 Flinders Street Mentone VIC 3194	\$702,999	14-Aug-21

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: 01 October 2021



6/11 Florence Street Mentone VIC 3194

 2  1  1

Sold Price

\$680,000

Sold Date **03-May-21**

Distance **0.28km**



3/2 Rimmer Street Mentone VIC 3194

 2  1  1

Sold Price

\$698,000

Sold Date **08-May-21**

Distance **0.4km**



1/35 Flinders Street Mentone VIC 3194

 2  1  1

Sold Price

\$702,999

Sold Date **14-Aug-21**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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