

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

7/21-23 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jun 2020

to

31 May 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

24/12-14 Venice Street Mentone VIC 3194	\$625,000	20-Feb-21
6/11 Florence Street Mentone VIC 3194	\$680,000	03-May-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: 16 June 2021



24/12-14 Venice Street Mentone VIC 3194

Sold Price \$625,000 Sold Date 20-Feb-21

 2  1  -

Distance **0.5km**



6/11 Florence Street Mentone VIC 3194

Sold Price ^{RS} \$680,000 Sold Date 03-May-21

 2  1  1

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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