

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

3/35 Collins 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Mentone

Period-from

01 Aug 2020

to

31 Jul 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

2/15 Florence Street Mentone VIC 3194	\$400,000	29-May-21
4/2B Latrobe Street Mentone VIC 3194	\$453,000	13-Mar-21
306/81 Warrigal Road Mentone VIC 3194	\$405,000	12-Jun-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: 02 August 2021

Health and Wellbeing at Property Inspections & Auctions

Find out how we protect the health of our valued clients and our staff, so it's safe and pleasant property viewing and buying. We have a range of measures in place to ensure you can view properties safely and comfortably.

- Personalised and enhanced cleaning of all properties
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2/15 Florence Street Mentone VIC 3194

Sold Price **\$400,000** Sold Date **29-May-21**

1 property 4 years, 10 months, 1 year of age are included in this total. Excludes conversions, residents of care and retirement villages or property classified as commercial.

1 property 10 years or older is included in this total.

1 property is a 100% investment property.

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Distance **0.45km**

Health and Wellbeing at Property Inspections is Auctions' top priority. We have a range of measures in place to ensure the safety of our staff, clients and the public, including:

- All staff and clients are required to wear a mask at all times
- All staff and clients are required to maintain a 1.5m distance from others
- All staff and clients are required to use hand sanitiser
- All staff and clients are required to use a temperature check
- All staff and clients are required to use a COVID-19 test kit

4/2B Latrobe Street Mentone VIC 3194

Sold Price \$453,000

Sold Date 13-Mar-21

3 Beds

2 Baths

1 Car

1 Office

1 Storage

1 Landscaped

1 Fenced

1 Gated

1 Security

1 Alarm

1 Intercom

1 CCTV

1 Solar

1 Pool

1 Hot Water

1 Dishwasher

1 Oven

1 Fridge

1 Washing Machine

1 Dryer

1 Air Conditioning

1 Heating

1 Cooling

1 Ventilation

1 Humidity

1 Air Quality

1 Noise

1 Vibration

1 Light

1 Sound

1 Smell

1 Taste

1 Touch

1 Sight

1 Hearing

1 Feeling

1 Thinking

1 Emotion

1 Intuition

1 Instinct

1 Spirit

1 Soul

1 Mind

1 Body

1 Heart

1 Gut

1 Head

1 Feet

1 Hands

1 Fingers

1 Nails

1 Hair

1 Skin

1 Eyes

1 Ears

1 Nose

1 Mouth

1 Teeth

1 Tongue

1 Throat

1 Lungs

1 Stomach

1 Liver

1 Gallbladder

1 Pancreas

1 Spleen

1 Kidneys

1 Bladder

1 Uterus

1 Vagina

1 Penis

1 Testes

1 Prostate

1 Seminal Vesicle

1 Ejaculatory Duct

1 Urethra

1 Uterine Tube

1 Fallopian Tube

1 Ovary

1 Cervix

1 Vaginal Canal

1 Vaginal Opening

1 Vaginal Pouch

1 Vaginal Tissue

1 Vaginal Mucus

1 Vaginal Odor

1 Vaginal Discharge

1 Vaginal Infection

1 Vaginal Cancer

1 Vaginal Surgery

1 Vaginal Examination

1 Vaginal Ultrasound

1 Vaginal X-ray

1 Vaginal MRI

1 Vaginal CT

1 Vaginal PET

1 Vaginal Biopsy

1 Vaginal Pap Smear

1 Vaginal HPV Test

1 Vaginal STI Test

1 Vaginal Pregnancy Test

1 Vaginal Fertility Test

1 Vaginal Hormone Test

1 Vaginal Blood Test

1 Vaginal Urine Test

1 Vaginal Sweat Test

1 Vaginal Saliva Test

1 Vaginal Hair Test

1 Vaginal Skin Test

1 Vaginal Eye Test

1 Vaginal Ear Test

1 Vaginal Nose Test

1 Vaginal Mouth Test

1 Vaginal Teeth Test

1 Vaginal Tongue Test

1 Vaginal Throat Test

1 Vaginal Lungs Test

1 Vaginal Stomach Test

1 Vaginal Liver Test

1 Vaginal Gallbladder Test

1 Vaginal Pancreas Test

1 Vaginal Spleen Test

1 Vaginal Kidneys Test

1 Vaginal Bladder Test

1 Vaginal Uterus Test

1 Vaginal Vagina Test

1 Vaginal Penis Test

1 Vaginal Testes Test

1 Vaginal Prostate Test

1 Vaginal Seminal Vesicle Test

1 Vaginal Ejaculatory Duct Test

1 Vaginal Urethra Test

1 Vaginal Uterine Tube Test

1 Vaginal Fallopian Tube Test

1 Vaginal Ovary Test

1 Vaginal Cervix Test

1 Vaginal Vaginal Canal Test

1 Vaginal Vaginal Opening Test

1 Vaginal Vaginal Pouch Test

1 Vaginal Vaginal Tissue Test

1 Vaginal Vaginal Mucus Test

1 Vaginal Vaginal Odor Test

1 Vaginal Vaginal Discharge Test

1 Vaginal Vaginal Infection Test

1 Vaginal Vaginal Cancer Test

1 Vaginal Vaginal Surgery Test

1 Vaginal Vaginal Examination Test

1 Vaginal Vaginal Ultrasound Test

1 Vaginal Vaginal X-ray Test

1 Vaginal Vaginal MRI Test

1 Vaginal Vaginal CT Test

1 Vaginal Vaginal PET Test

1 Vaginal Vaginal Biopsy Test

1 Vaginal Vaginal Pap Smear Test

1 Vaginal Vaginal HPV Test Test

1 Vaginal Vaginal STI Test Test

1 Vaginal Vaginal Pregnancy Test Test

1 Vaginal Vaginal Fertility Test Test

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1 Vaginal Vaginal Blood Test Test

1 Vaginal Vaginal Urine Test Test

1 Vaginal Vaginal Sweat Test Test

1 Vaginal Vaginal Saliva Test Test

1 Vaginal Vaginal Hair Test Test

1 Vaginal Vaginal Skin Test Test

1 Vaginal Vaginal Eye Test Test

1 Vaginal Vaginal Ear Test Test

1 Vaginal Vaginal Nose Test Test

1 Vaginal Vaginal Mouth Test Test

1 Vaginal Vaginal Teeth Test Test

1 Vaginal Vaginal Tongue Test Test

1 Vaginal Vaginal Throat Test Test

1 Vaginal Vaginal Lungs Test Test

1 Vaginal Vaginal Stomach Test Test

1 Vaginal Vaginal Liver Test Test

1 Vaginal Vaginal Gallbladder Test Test

1 Vaginal Vaginal Pancreas Test Test

1 Vaginal Vaginal Spleen Test Test

1 Vaginal Vaginal Kidneys Test Test

1 Vaginal Vaginal Bladder Test Test

1 Vaginal Vaginal Uterus Test Test

1 Vaginal Vaginal Vagina Test Test

1 Vaginal Vaginal Penis Test Test

1 Vaginal Vaginal Testes Test Test

1 Vaginal Vaginal Prostate Test Test

1 Vaginal Vaginal Seminal Vesicle Test Test

1 Vaginal Vaginal Ejaculatory Duct Test Test

1 Vaginal Vaginal Urethra Test Test

1 Vaginal Vaginal Uterine Tube Test Test

1 Vaginal Vaginal Fallopian Tube Test Test

1 Vaginal Vaginal Ovary Test Test

1 Vaginal Vaginal Cervix Test Test

1 Vaginal Vaginal Vaginal Canal Test Test

1 Vaginal Vaginal Vaginal Opening Test Test

1 Vaginal Vaginal Vaginal Pouch Test Test

1 Vaginal Vaginal Vaginal Tissue Test Test

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1 Vaginal Vaginal Vaginal Ultrasound Test Test

1 Vaginal Vaginal Vaginal X-ray Test Test

1 Vaginal Vaginal Vaginal MRI Test Test

1 Vaginal Vaginal Vaginal CT Test Test

1 Vaginal Vaginal Vaginal PET Test Test

1 Vaginal Vaginal Vaginal Biopsy Test Test

1 Vaginal Vaginal Vaginal Pap Smear Test Test

1 Vaginal Vaginal Vaginal HPV Test Test Test

1 Vaginal Vaginal Vaginal STI Test Test Test

1 Vaginal Vaginal Vaginal Pregnancy Test Test Test

1 Vaginal Vaginal

[illegible]

RS = Recent sale

UN = Undisclosed Sale

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