

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

2/32-34 Flinders Street, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$640,000

&

\$680,000

Median sale price

Median price

\$788,000

Property Type

Unit

Suburb

Mentone

Period - From

01/10/2021

to

31/12/2021

Source

REIV

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 six 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
1	3/19a Gordon St BEAUMARIS 3193	\$671,000	27/11/2021
2	9/46-48 Wilson St CHELTENHAM 3192	\$660,000	06/09/2021
3	2/29 Riviera St MENTONE 3194	\$656,000	15/10/2021

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 six months.~~

This Statement of Information was prepared on:

15/02/2022 09:36



2 1 1

Rooms: 5
Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price
 \$640,000 - \$680,000
Median Unit Price
 December quarter 2021: \$788,000

Comparable Properties



3/19a Gordon St BEAUMARIS 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$671,000
Method: Auction Sale
Date: 27/11/2021
Property Type: Villa



9/46-48 Wilson St CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$660,000
Method: Sold Before Auction
Date: 06/09/2021
Property Type: Unit



2/29 Riviera St MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$656,000
Method: Private Sale
Date: 15/10/2021
Property Type: Unit

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