

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

2/3 Phillip 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

\$950,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$709,000

Property type

Unit

Suburb

Mentone

Period-from

01 Nov 2020

to

31 Oct 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

1/69 Flinders Street Mentone VIC 3194	\$1,007,000	08-Sep-21
1C Oak Avenue Cheltenham VIC 3192	\$920,000	23-Oct-21
1/113 Collins Street Mentone VIC 3194	\$1,100,000	27-Jul-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: 12 November 2021

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1/69 Flinders Street Mentone VIC 3194

Sold Price

\$1,007,000

Sold Date

08-Sep-21

 3

 2

 2

Distance

0.1km



1C Oak Avenue Cheltenham VIC 3192

Sold Price

^{RS} **\$920,000**

Sold Date

23-Oct-21

 3

 1

 2

Distance

0.39km



1/113 Collins Street Mentone VIC 3194

Sold Price

\$1,100,000

Sold Date

27-Jul-21

 3

 2

 2

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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