

## 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

1/69 Flinders Street Mentone VIC 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jul 2020

to

30 Jun 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 Alvena Street Mentone VIC 3194	\$910,000	13-Feb-21
7 Franklin Street Mentone VIC 3194	\$975,000	17-Mar-21
5/2-10 Teague Avenue Mentone VIC 3194	\$959,000	13-Mar-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: 13 July 2021

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**2 Alvena Street Mentone VIC 3194**

Sold Price

**\$910,000**

Sold Date

**13-Feb-21**

 3

 1

 1

Distance

**0.17km**



**7 Franklin Street Mentone VIC 3194**

Sold Price

<sup>RS</sup> **\$975,000**

Sold Date

**17-Mar-21**

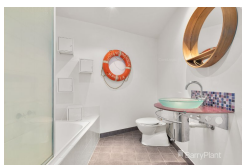
 3

 1

 1

Distance

**0.21km**



**5/2-10 Teague Avenue Mentone VIC 3194**

Sold Price

**\$959,000**

Sold Date

**13-Mar-21**

 3

 2

 2

Distance

**0.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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