

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

4/5 Bourke Street, Mentone Vic 3194

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Mentone

Period - From 23/06/2020 to 22/06/2021 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	8/26 Winsome St MENTONE 3194	\$608,000	03/06/2021
2	10/30 Collins St MENTONE 3194	\$617,500	28/04/2021
3	5/5 Bourke St MENTONE 3194	\$595,000	27/03/2021

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:

23/06/2021 16:28

4/5 Bourke Street, Mentone Vic 3194

Chisholm&Gamon

Sam Gamon

03 9531 1245

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

23/06/2020 - 22/06/2021: \$690,000



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Property Type: Villa

Agent Comments

Comparable Properties



8/26 Winsome St MENTONE 3194 (REI)

Agent Comments

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Price: \$608,000

Method: Sold Before Auction

Date: 03/06/2021

Property Type: Unit



10/30 Collins St MENTONE 3194 (VG)

Agent Comments

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Price: \$617,500

Method: Sale

Date: 28/04/2021

Property Type: Flat/Unit/Apartment (Res)



5/5 Bourke St MENTONE 3194 (REI/VG)

Agent Comments

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Price: \$595,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748