

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

2/14 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Mentone

Period-from

01 May 2022

to

30 Apr 2023

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

1/22 LATROBE STREET MENTONE VIC 3194	\$555,000	16-Mar-23
9/3-7 DAVIES STREET MENTONE VIC 3194	\$606,000	28-Feb-23
4/6 NEVILLE STREET MENTONE VIC 3194	\$567,500	25-Feb-23

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: 01 May 2023

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**1/22 LATROBE STREET MENTONE
VIC 3194**

2 1 1

Sold Price

\$555,000

Sold Date

16-Mar-23

Distance

0.61km



**9/3-7 DAVIES STREET MENTONE
VIC 3194**

2 1 1

Sold Price

^{RS} **\$606,000**

Sold Date

28-Feb-23

Distance

0.62km



**4/6 NEVILLE STREET MENTONE
VIC 3194**

2 1 1

Sold Price

\$567,500

Sold Date

25-Feb-23

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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