

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

5/33 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

\$1,120,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$693,625

Property type

Unit

Suburb

Mentone

Period-from

01 Mar 2021

to

28 Feb 2022

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

2/48-50 BOURKE STREET MENTONE VIC 3194	\$1,231,000	15-Feb-22
3/132 CHARMAN ROAD MENTONE VIC 3194	\$1,120,000	06-Jan-22
11A BOURKE STREET MENTONE VIC 3194	\$1,150,000	11-Nov-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: 18 March 2022

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**2/48-50 BOURKE STREET
MENTONE VIC 3194**

 3  2  2

Sold Price

^{RS}

\$1,231,000

Sold Date

15-Feb-22

Distance

0.43km



**3/132 CHARMAN ROAD MENTONE
VIC 3194**

 3  2  2

Sold Price

\$1,120,000

Sold Date

06-Jan-22

Distance

0.28km



**11A BOURKE STREET MENTONE
VIC 3194**

 3  2  1

Sold Price

\$1,150,000

Sold Date

11-Nov-21

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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