

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

8 Broome Avenue 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Mentone

Period-from

01 Jun 2019

to

31 May 2020

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

2/143 Lower Dandenong Road Mentone VIC 3194	\$720,000	20-Apr-20
1/41-43 Fourth Street Parkdale VIC 3195	\$725,000	08-May-20
3/3-4 Steven Court Mordialloc VIC 3195	\$680,000	09-Apr-20

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: 26 June 2020

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**2/143 Lower Dandenong Road
Mentone VIC 3194**

 3  2  2

Sold Price ^{RS} **\$720,000** ^{UN} Sold Date **20-Apr-20**

Distance **0.48km**



**1/41-43 Fourth Street Parkdale VIC
3195**

 3  1  1

Sold Price **\$725,000** Sold Date **08-May-20**

Distance **0.93km**



**3/3-4 Steven Court Mordialloc VIC
3195**

 3  1  1

Sold Price ^{RS} **\$680,000** Sold Date **09-Apr-20**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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