Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/7 Rogers Street, Mentone Vic 3194

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$650,000		&		\$670,000			
Median sale pi	rice							
Median price	\$765,000	Pro	operty Type	Unit			Suburb	Mentone
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	11/19 Florence St MENTONE 3194	\$670,000	31/08/2023
2	1/42 Flinders St MENTONE 3194	\$670,000	08/11/2023
3	4/42 Collins St MENTONE 3194	\$667,500	30/11/2023

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:

15/12/2023 09:40









Property Type: Unit Agent Comments Indicative Selling Price \$650,000 - \$670,000 Median Unit Price September quarter 2023: \$765,000

Comparable Properties



Price: \$670,000

11/19 Florence St MENTONE 3194 (REI/VG)

Method: Private Sale Date: 31/08/2023 Property Type: Unit

1/42 Flinders St MENTONE 3194 (REI)



Agent Comments

Agent Comments



Price: \$670,000 Method: Private Sale Date: 08/11/2023 Property Type: Unit Land Size: 164 sqm approx



4/42 Collins St MENTONE 3194 (REI)



Agent Comments

Price: \$667,500 Method: Private Sale Date: 30/11/2023 Property Type: Unit

Account - Hodges | P: 03 95846500 | F: 03 95848216



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