

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

1/146 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Mentone

Period-from

01 Nov 2022

to

31 Oct 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

108/35 CHILDERS STREET MENTONE VIC 3194	\$505,000	15-Sep-22
107/81 WARRIGAL ROAD MENTONE VIC 3194	\$520,000	05-Sep-22
711/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$495,000	21-Aug-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: 16 November 2023



108/35 CHILDERS STREET MENTONE VIC 3194

 2
  2
  1

Sold Price **\$505,000** Sold Date **15-Sep-22**

Distance **0.23km**



107/81 WARRIGAL ROAD MENTONE VIC 3194

 2
  2
  1

Sold Price **\$520,000** Sold Date **05-Sep-22**

Distance **0.25km**



711/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192

 2
  2
  1

Sold Price **\$495,000** Sold Date **21-Aug-23**

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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