

## 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

2/69 Flinders Street Mentone VIC 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$709,000

Property type

Unit

Suburb

Mentone

Period-from

01 Nov 2020

to

31 Oct 2021

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

4/8 Salmon Street Mentone VIC 3194	\$730,000	05-Jun-21
G08/19 Hall Street Cheltenham VIC 3192	\$780,000	25-May-21
1/267 Warrigal Road Cheltenham VIC 3192	\$729,000	12-Aug-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: 15 November 2021

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**4/8 Salmon Street Mentone VIC 3194**

Sold Price

**\$730,000**

Sold Date

**05-Jun-21**

 3  2  1

Distance

**0.34km**



**G08/19 Hall Street Cheltenham VIC 3192**

Sold Price

**\$780,000**

Sold Date

**25-May-21**

 3  -  2

Distance

**1.61km**



**1/267 Warrigal Road Cheltenham VIC 3192**

Sold Price

**\$729,000**

Sold Date

**12-Aug-21**

 3  1  1

Distance

**1.72km**

RS = Recent sale

UN = Undisclosed Sale

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