

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

4/7 Anderson Court 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

\$250,000

&

\$270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Mentone

Period-from

01 Mar 2019

to

29 Feb 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

13/6 Anderson Court Mentone VIC 3194	\$320,000	12-Nov-19
1/13 Florence Street Mentone VIC 3194	\$287,000	14-Dec-19
16/5-7 Brindisi Street Mentone VIC 3194	\$325,000	30-Oct-19

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: 04 March 2020

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13/6 Anderson Court Mentone VIC 3194

Sold Price

\$320,000

Sold Date

12-Nov-19

 1

 1

 1

Distance

0.03km



1/13 Florence Street Mentone VIC 3194

Sold Price

\$287,000

Sold Date

14-Dec-19

 1

 1

 1

Distance

0.33km



16/5-7 Brindisi Street Mentone VIC 3194

Sold Price

\$325,000

Sold Date

30-Oct-19

 1

 1

 1

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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