

# 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 5/144 Collins 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)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb Mentone

Period - From 01/04/2024 to 30/06/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	706/2-6 Railway Rd CHELTENHAM 3192	\$515,000	02/09/2024
2	110/81 Warrigal Rd MENTONE 3194	\$540,000	22/08/2024
3	12/122 Beach Rd PARKDALE 3195	\$527,000	18/07/2024

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: 30/09/2024 16:19



2   2   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
June quarter 2024: \$600,000

## Comparable Properties



**706/2-6 Railway Rd CHELTENHAM 3192 (REI)**   **Agent Comments**

2   2   1

**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 02/09/2024  
**Property Type:** Unit



**110/81 Warrigal Rd MENTONE 3194 (REI)**   **Agent Comments**

2   2   1

**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 22/08/2024  
**Property Type:** Unit



**12/122 Beach Rd PARKDALE 3195 (REI/VG)**   **Agent Comments**

2   1   1

**Price:** \$527,000  
**Method:** Private Sale  
**Date:** 18/07/2024  
**Property Type:** Unit

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