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 5/144 Collins Street, Mentone Vic 3194

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$600,000	Pro	operty Type	Unit			Suburb	Mentone
Period - From	01/04/2024	to	30/06/2024		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.

Ad	dress 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









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



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



110/81 Warrigal Rd MENTONE 3194 (REI)



Price: \$540,000 Method: Private Sale Date: 22/08/2024



Property Type: Unit

12/122 Beach Rd PARKDALE 3195 (REI/VG) Ag

errors, faults, defects or omissions in the information supplied.



/VG) Agent Comments

Agent Comments

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

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



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