

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

1/40-42 Charman Road, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000 & \$700,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Mentone

Period - From 01/07/2023 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	3/117 Cromer Rd BEAUMARIS 3193	\$695,000	12/08/2024
2	9/19 Florence St MENTONE 3194	\$655,000	24/05/2024
3	2/22 Patty St MENTONE 3194	\$680,000	20/03/2024

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:

27/08/2024 13:42

1/40-42 Charman Road, Mentone Vic 3194

Amanda Harrison

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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending June 2024: \$690,000



 2  1  2

Property Type: Unit

Land Size: 200 sqm approx

Agent Comments

Comparable Properties



3/117 Cromer Rd BEAUMARIS 3193 (REI)

Agent Comments

 2  1  1

Price: \$695,000

Method: Private Sale

Date: 12/08/2024

Property Type: Unit



9/19 Florence St MENTONE 3194 (REI/VG)

Agent Comments

 2  1  1

Price: \$655,000

Method: Private Sale

Date: 24/05/2024

Property Type: Unit



2/22 Patty St MENTONE 3194 (REI/VG)

Agent Comments

 2  1  1

Price: \$680,000

Method: Private Sale

Date: 20/03/2024

Property Type: Unit

Account - Jellis Craig



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