

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

6/27-29 BRINDISI STREET 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jan 2024

to

31 Dec 2024

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

11/1321-1323 NEPEAN HIGHWAY CHELTENHAM VIC 3192	785000	27-Jul-24
6/143 WEATHERALL ROAD CHELTENHAM VIC 3192	757500	26-Oct-24
3/40 BOOKER STREET CHELTENHAM VIC 3192	770000	16-Nov-24

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: 12 January 2025

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**11/1321-1323 NEPEAN HIGHWAY
CHELTENHAM VIC 3192**

 2  1  2

Sold Price **785000** Sold Date **27-Jul-24**

Distance **1.8km**



**6/143 WEATHERALL ROAD
CHELTENHAM VIC 3192**

 2  1  1

Sold Price ^{RS} **757500** ^{UN} Sold Date **26-Oct-24**

Distance **1.66km**



**3/40 BOOKER STREET
CHELTENHAM VIC 3192**

 3  1  1

Sold Price **770000** Sold Date **16-Nov-24**

Distance **1.13km**

RS = Recent sale **UN** = Undisclosed Sale

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