

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5 MURRAY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,400,500

Property type

House

Suburb

Mentone

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

86 BENKEL AVENUE CHELTENHAM VIC 3192	1492000	15-Jul-22
49 MCSWAIN STREET PARKDALE VIC 3195	1365000	10-Aug-22
7 LACHLAN STREET MENTONE VIC 3194	1448000	30-Jul-22

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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**86 BENKEL AVENUE CHELTENHAM VIC 3192** Sold Price

<sup>RS</sup> **1492000** <sup>UN</sup>

Sold Date **15-Jul-22**

4 2 3

Distance **1.72km**



**49 MCSWAIN STREET PARKDALE VIC 3195** Sold Price

**1365000** Sold Date **10-Aug-22**

3 2 2

Distance **1.16km**



**7 LACHLAN STREET MENTONE VIC 3194** Sold Price

<sup>RS</sup> **1448000**

Sold Date **30-Jul-22**

4 2 4

Distance **0.63km**

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

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