

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

303/144 COLLINS 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

\$510,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Mentone

Period-from

01 Mar 2022

to

28 Feb 2023

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

7/144 COLLINS STREET MENTONE VIC 3194	\$588,500	27-Sep-22
108/35 CHILDERS STREET MENTONE VIC 3194	\$505,000	15-Sep-22
707/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$550,000	23-Jan-23

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.~~

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Property**

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**7/144 COLLINS STREET MENTONE
VIC 3194**

Sold Price

\$588,500

Sold Date

27-Sep-22

 2  2  1

Distance

0km



**108/35 CHILDERS STREET
MENTONE VIC 3194**

Sold Price

\$505,000

Sold Date

15-Sep-22

 2  2  1

Distance

0.23km



**707/6 RAILWAY ROAD
CHELTENHAM VIC 3192**

Sold Price

^{RS} **\$550,000**

Sold Date

23-Jan-23

 2  2  1

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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