

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

1/15 COOLABAH 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

\$950,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mentone

Period-from

01 Mar 2023

to

29 Feb 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

8 CHICQUITA CIRCUIT MENTONE VIC 3194	\$955,500	13-Dec-23
24 CHICQUITA CIRCUIT MENTONE VIC 3194	\$965,000	28-Oct-23
2/9 KEILLER AVENUE PARKDALE VIC 3195	\$1,092,000	03-Feb-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: 19 March 2024


**8 CHICQUITA CIRCUIT MENTONE
VIC 3194**

 3
  3
  2

Sold Price

\$955,500

Sold Date

13-Dec-23

Distance

0.81km

**24 CHICQUITA CIRCUIT MENTONE
VIC 3194**

 3
  3
  2

Sold Price

\$965,000

Sold Date

28-Oct-23

Distance

0.79km

**2/9 KEILLER AVENUE PARKDALE
VIC 3195**

 3
  2
  1

Sold Price

^{RS} **\$1,092,000**

Sold Date

03-Feb-24

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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