

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

6/19 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Mentone

Period-from

01 Sep 2023

to

31 Aug 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

9/19 FLORENCE STREET MENTONE VIC 3194	\$655,000	24-May-24
7/117-119 BALCOMBE ROAD MENTONE VIC 3194	\$605,000	23-Aug-24
4/117-119 BALCOMBE ROAD MENTONE VIC 3194	\$600,000	24-May-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: 16 September 2024



9/19 FLORENCE STREET MENTONE VIC 3194

Sold Price **\$655,000** Sold Date **24-May-24**

2 1 1

Distance **0.27km**



7/117-119 BALCOMBE ROAD MENTONE VIC 3194

Sold Price ^{RS} **\$605,000** Sold Date **23-Aug-24**

2 1 1

Distance **0.29km**



4/117-119 BALCOMBE ROAD MENTONE VIC 3194

Sold Price **\$600,000** Sold Date **24-May-24**

2 1 1

Distance **0.29km**

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

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