

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

2/3 Winsome Street, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,591,000

Property Type House

Suburb Mentone

Period - From 01/04/2022

to

30/06/2022

Source REIV

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 six 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
1	34C Bourke St MENTONE 3194	\$1,238,000	23/07/2022
2	64A Devon St CHELTENHAM 3192	\$1,200,000	19/08/2022
3			

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 six months.~~

This Statement of Information was prepared on:

07/10/2022 09:27



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2022: \$1,591,000

Comparable Properties

34C Bourke St MENTONE 3194 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,238,000

Method: Auction Sale

Date: 23/07/2022

Property Type: Townhouse (Res)

64A Devon St CHELTENHAM 3192 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,200,000

Method: Sold Before Auction

Date: 19/08/2022

Property Type: Townhouse (Res)

Land Size: 325 sqm approx

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 six months.