

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

2/1-3 Venice 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

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,000

Property type

Unit

Suburb

Mentone

Period-from

01 May 2020

to

30 Apr 2021

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

7/59 Milan Street Mentone VIC 3194	\$816,000	18-Jan-21
1/5 Palermo Street Mentone VIC 3194	\$860,000	27-Feb-21
2/8 Williams Street Mentone VIC 3194	\$820,000	08-May-21

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.~~

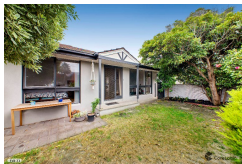
This Statement of Information was prepared on: 11 May 2021



7/59 Milan Street Mentone VIC 3194 Sold Price **\$816,000** Sold Date **18-Jan-21**

 2  1  1

Distance **0.24km**



1/5 Palermo Street Mentone VIC 3194 Sold Price **\$860,000** Sold Date **27-Feb-21**

 2  1  2

Distance **0.77km**



2/8 Williams Street Mentone VIC 3194 Sold Price ^{RS} **\$820,000** Sold Date **08-May-21**

 2  1  1

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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