

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

3 Bourke 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 \$1,400,500

Property Type House

Suburb Mentone

Period - From 29/08/2023

to

28/08/2024

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	181 Balcombe Rd BEAUMARIS 3193	\$1,250,000	17/08/2024
2	11 Teague Av MENTONE 3194	\$1,300,000	03/08/2024
3	206 Reserve Rd BEAUMARIS 3193	\$1,360,000	18/05/2024

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:

29/08/2024 11:36



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

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

Median House Price

29/08/2023 - 28/08/2024: \$1,400,500

Comparable Properties



181 Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,250,000

Method: Auction Sale

Date: 17/08/2024

Property Type: House (Res)



11 Teague Av MENTONE 3194 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 03/08/2024

Property Type: House (Res)

Land Size: 659 sqm approx



206 Reserve Rd BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,360,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)

Land Size: 558 sqm approx

Account - Barry Plant | P: 03 9586 0500