

## 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

2/46 PLUMMER ROAD MENTONE VIC 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Mentone

Period-from

01 May 2022

to

30 Apr 2023

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2/240 BALCOMBE ROAD MENTONE VIC 3194 | \$640,000 | 08-Apr-23 |
| 4/20 PATTY STREET MENTONE VIC 3194   | \$695,000 | 20-Jan-23 |
| 5/152 BALCOMBE ROAD MENTONE VIC 3194 | \$685,000 | 25-Feb-23 |

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.~~

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**2/240 BALCOMBE ROAD  
MENTONE VIC 3194**

2 1 1

Sold Price <sup>RS</sup> **\$640,000** Sold Date **08-Apr-23**

Distance **0.39km**

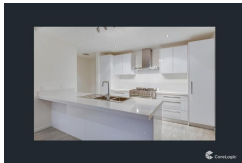


**4/20 PATTY STREET MENTONE  
VIC 3194**

2 1 1

Sold Price **\$695,000** Sold Date **20-Jan-23**

Distance **0.63km**



**5/152 BALCOMBE ROAD MENTONE  
VIC 3194**

2 1 1

Sold Price **\$685,000** Sold Date **25-Feb-23**

Distance **0.44km**

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

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