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

1/24 Winsome Street, Mentone Vic 3194

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquo	ting			
Range betweer	\$950,000		&		\$1,040,000				
Median sale price									
Median price	\$1,210,000	Pro	operty Type	Том	nhouse		Suburb	Mentone	
Period - From	06/12/2021	to	05/12/2022		Sc	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	3/33 Collins St MENTONE 3194	\$985,000	12/11/2022
2	3/208 Balcombe Rd MENTONE 3194	\$980,000	11/11/2022
3	1/198 Charman Rd CHELTENHAM 3192	\$970,000	15/11/2022

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:

06/12/2022 08:10









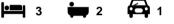
Property Type: Townhouse Agent Comments

Indicative Selling Price \$950,000 - \$1,040,000 Median Townhouse Price 06/12/2021 - 05/12/2022: \$1,210,000

Comparable Properties



3/33 Collins St MENTONE 3194 (REI)



Price: \$985,000 Method: Auction Sale Date: 12/11/2022 Property Type: Townhouse (Res) Agent Comments

Agent Comments



1 3 **1** 2 **2** 2

3/208 Balcombe Rd MENTONE 3194 (REI)

Price: \$980,000 Method: Private Sale Date: 11/11/2022 Property Type: Townhouse (Single)



1/198 Charman Rd CHELTENHAM 3192 (REI) Agent Comments



SZ (KEI) Agent CO

Price: \$970,000 Method: Private Sale Date: 15/11/2022 Property Type: Townhouse (Single)

Account - Hodges | P: 03 95846500 | F: 03 95848216





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