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

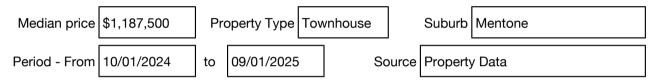
2/62 Flinders Street, Mentone Vic 3194

Indicative selling price

For the meaning of this price see	consumer.vic.gov.au/underquoting
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Single price \$910,000

Median sale price



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	3/72 Nepean Hwy MENTONE 3194	\$915,000	26/11/2024
2	1/29 Garfield St CHELTENHAM 3192	\$925,000	10/11/2024
3	2/24 Sunray Av CHELTENHAM 3192	\$950,000	16/10/2024

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:

10/01/2025 13:07









Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$910,000 Median Townhouse Price 10/01/2024 - 09/01/2025: \$1,187,500

Agent Comments

Agent Comments

Agent Comments

Comparable Properties



3/72 Nepean Hwy MENTONE 3194 (REI) 3 2 2 2 Price: \$915,000 Method: Private Sale Date: 26/11/2024 Property Type: Townhouse (Single)



1/29 Garfield St CHELTENHAM 3192 (REI)



Price: \$925,000 Method: Auction Sale Date: 10/11/2024 Property Type: Townhouse (Res)

Land Size: 170 sqm approx



Price: \$950,000 **Method:** Private Sale

2/24 Sunray Av CHELTENHAM 3192 (REI/VG)

Method: Private Sale Date: 16/10/2024 Property Type: Unit Land Size: 377 sqm approx

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



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