

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

4/28 Bourke 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$641,550

Property type

Unit

Suburb

Mentone

Period-from

01 Nov 2019

to

31 Oct 2020

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

306/1228 Nepean Highway Cheltenham VIC 3192	\$475,000	28-Sep-20
4/6 Neville Street Mentone VIC 3194	\$529,000	07-May-20
7/117 Park Road Cheltenham VIC 3192	\$520,000	08-Sep-20

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: 08 November 2020

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306/1228 Nepean Highway Cheltenham VIC 3192

 2  2  1

Sold Price

^{RS}

\$475,000

Sold Date

28-Sep-20

Distance

1.17km



4/6 Neville Street Mentone VIC 3194

 2  1  1

Sold Price

\$529,000

Sold Date

07-May-20

Distance

1.19km



7/117 Park Road Cheltenham VIC 3192

 2  1  1

Sold Price

\$520,000

Sold Date

08-Sep-20

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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