

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

5/48-50 Bourke Street, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,195,000

Median sale price

Median price

\$1,087,500

Property Type

Townhouse

Suburb

Mentone

Period - From

16/10/2022

to

15/10/2023

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	3/160 Charman Rd MENTONE 3194	\$1,190,500	01/07/2023
2	37 Elizabeth St MENTONE 3194	\$1,160,000	16/09/2023
3			

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:

16/10/2023 15:33



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,195,000

Median Townhouse Price

16/10/2022 - 15/10/2023: \$1,087,500

Comparable Properties

3/160 Charman Rd MENTONE 3194 (REI/VG)

Agent Comments

3 2 2

Price: \$1,190,500

Method: Auction Sale

Date: 01/07/2023

Property Type: Villa

Land Size: 338 sqm approx



37 Elizabeth St MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$1,160,000

Method: Sold Before Auction

Date: 16/09/2023

Property Type: House (Res)

Land Size: 444 sqm approx

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.

Account - Bayside Living Real Estate | P: 95890222