# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

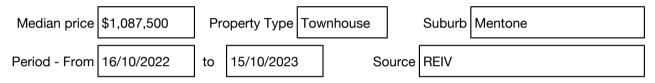
Address 5/48-50 Bourke Street, Mentone Vic 3194

# Indicative selling price

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

Single price \$1,195,000

#### 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 sixmonths 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**<sup>\*</sup> 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



5/48-50 Bourke Street, Mentone Vic 3194







**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) 3 2 2 2 Price: \$1,190,500 Method: Auction Sale Date: 01/07/2023 Property Type: Villa	Agent Comments
<b>37 Elizabeth St MENTONE 3194 (REI)</b> Image: 3 Image: 2 Image: 2   Price: \$1,160,000   Method: Sold Before Auction   Date: 16/09/2023   Property Type: House (Res)   Land Size: 444 sqm approx	Agent Comments

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

propertydata



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