

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

9/86-88 COLLINS 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$693,625

Property type

Unit

Suburb

Mentone

Period-from

01 Mar 2021

to

28 Feb 2022

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

9/35 FLINDERS STREET MENTONE VIC 3194	\$655,000	10-Oct-21
14/35 PLUMMER ROAD MENTONE VIC 3194	\$631,000	05-Feb-22
2/32-34 FLINDERS STREET MENTONE VIC 3194	\$725,000	19-Mar-22

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: 21 March 2022



9/35 FLINDERS STREET MENTONE VIC 3194

 2  1  1

Sold Price

\$655,000

Sold Date

10-Oct-21

Distance

0.63km



14/35 PLUMMER ROAD MENTONE VIC 3194

 2  1  1

Sold Price

^{RS} **\$631,000**

Sold Date

05-Feb-22

Distance

0.66km



2/32-34 FLINDERS STREET MENTONE VIC 3194

 2  1  1

Sold Price

^{RS} **\$725,000**

Sold Date

19-Mar-22

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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