

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

5/140 Charman Road 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,000

Property type

Unit

Suburb

Mentone

Period-from

01 Apr 2020

to

31 Mar 2021

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

4/12 Flinders Street Mentone VIC 3194	\$685,000	23-Feb-21
4/42 Flinders Street Mentone VIC 3194	\$620,000	15-Dec-20
2/35 Flinders Street Mentone VIC 3194	\$642,500	07-Dec-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: 20 April 2021

Greg Brydon

M 0431799938

E greg.brydon@obrienrealestate.com.au



4/12 Flinders Street Mentone VIC 3194

Sold Price

^{RS}

\$685,000

Sold Date

23-Feb-21

 2

 1

 2

Distance

0.14km



4/42 Flinders Street Mentone VIC 3194

Sold Price

\$620,000

Sold Date

15-Dec-20

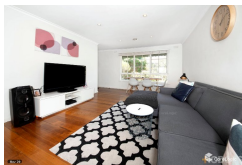
 2

 1

 1

Distance

0.41km



2/35 Flinders Street Mentone VIC 3194

Sold Price

\$642,500

Sold Date

07-Dec-20

 2

 1

 1

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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