

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

2/7 PHILLIP 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

\$620,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jun 2022

to

31 May 2023

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

5/152 BALCOMBE ROAD MENTONE VIC 3194

\$685,000

25-Feb-23

2/14 COLLINS STREET MENTONE VIC 3194

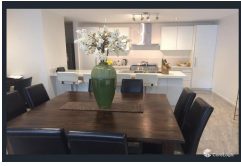
\$640,000

25-May-23

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 June 2023



5/152 BALCOMBE ROAD MENTONE VIC 3194 Sold Price **\$685,000** Sold Date **25-Feb-23**

 2  1  1

Distance **0.56km**



2/14 COLLINS STREET MENTONE VIC 3194 Sold Price ^{RS} **\$640,000** Sold Date **25-May-23**

 2  1  1

Distance **0.72km**

RS = Recent sale **UN** = Undisclosed Sale

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