

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

10/76 Collins Street, Mentone Vic 3194

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$855,000

Property Type

Unit

Suburb

Mentone

Period - From

01/04/2021

to

30/06/2021

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	4/28 Olive Gr MENTONE 3194	\$740,000	26/08/2021
2	4/65 Como Pde.E PARKDALE 3195	\$715,000	28/06/2021
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:

23/09/2021 14:28



2 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

June quarter 2021: \$855,000

Comparable Properties



4/28 Olive Gr MENTONE 3194 (REI)

Agent Comments

2 2 1

Price: \$740,000

Method: Private Sale

Date: 26/08/2021

Property Type: Townhouse (Single)



4/65 Como Pde.E PARKDALE 3195 (REI)

Agent Comments

2 2 1

Price: \$715,000

Method: Private Sale

Date: 28/06/2021

Property Type: Townhouse (Single)

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.

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