

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

2/166 Charman Road, Mentone Vic 3194

Indicative selling price

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

Range between

\$770,000

&

\$830,000

Median sale price

Median price

\$660,000

Property Type

Unit

Suburb

Mentone

Period - From

08/10/2023

to

07/10/2024

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	3/8 Salmon St MENTONE 3194	\$807,000	03/06/2024
2	9/28 Florence St MENTONE 3194	\$801,000	27/04/2024
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:

08/10/2024 17:25

2/166 Charman Road, Mentone Vic 3194



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$770,000 - \$830,000

Median Unit Price

08/10/2023 - 07/10/2024: \$660,000

Comparable Properties

3/8 Salmon St MENTONE 3194 (VG)

Agent Comments

3 - -

Price: \$807,000
Method: Sale
Date: 03/06/2024
Property Type: Flat/Unit/Apartment (Res)



9/28 Florence St MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$801,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Unit

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 - Jellis Craig



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