

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

108A Collins Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,110,000

Property Type Townhouse

Suburb Mentone

Period - From 08/08/2022

to

07/08/2023

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	8 Franklin St MENTONE 3194	\$1,160,000	17/06/2023
2	1 Mccubbin Dr MENTONE 3194	\$1,138,000	29/07/2023
3	2/81 Latrobe St CHELTENHAM 3192	\$1,111,000	05/08/2023

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:

08/08/2023 16:57



Rooms: 6
Property Type: Flat
Land Size: 352 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,210,000
Median Townhouse Price
 08/08/2022 - 07/08/2023: \$1,110,000

Comparable Properties



8 Franklin St MENTONE 3194 (REI)

Agent Comments



Price: \$1,160,000
Method: Auction Sale
Date: 17/06/2023
Property Type: Townhouse (Res)
Land Size: 317 sqm approx

1 McCubbin Dr MENTONE 3194 (REI)

Agent Comments



Price: \$1,138,000
Method: Auction Sale
Date: 29/07/2023
Property Type: Townhouse (Res)



2/81 Latrobe St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,111,000
Method: Auction Sale
Date: 05/08/2023
Property Type: Unit
Land Size: 254 sqm approx

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