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	cons	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$1,100,000		&		\$1,210,0	000		
Median sale p	rice							
Median price	\$1,110,000	Pro	operty Type	Том	nhouse		Suburb	Mentone
Period - From	08/08/2022	to	07/08/2023	5	Sc	ource	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.

Ad	dress 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

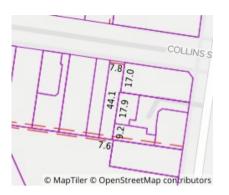
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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)



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

Agent Comments

1 Mccubbin Dr MENTONE 3194 (REI)



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



2/81 Latrobe St CHELTENHAM 3192 (REI)



I) Agent Comments

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

Account - Hodges | P: 03 95846500 | F: 03 95848216



propertydata com.au

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