

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

12 Barwon 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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,366,500

Property type

House

Suburb

Mentone

Period-from

01 Feb 2021

to

31 Jan 2022

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

| | | |
|-----------------------------------|-------------|-----------|
| 6 Darling Street Mentone VIC 3194 | \$1,600,000 | 21-Aug-21 |
| 2 Tambo Court Mentone VIC 3194 | \$1,660,000 | 15-Jan-22 |
| 12 Avoca Court Mentone VIC 3194 | \$1,500,000 | 07-Sep-21 |

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.~~

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Simon Wendt
P 9583 3246
M 0407040706
E swendt@hockingstuart.com.au



6 Darling Street Mentone VIC 3194 Sold Price **\$1,600,000** Sold Date **21-Aug-21**

6 2 2

Distance **0.25km**



2 Tambo Court Mentone VIC 3194 Sold Price ^{RS} **\$1,660,000** ^{UN} Sold Date **15-Jan-22**

5 4 2

Distance **0.37km**



12 Avoca Court Mentone VIC 3194 Sold Price **\$1,500,000** Sold Date **07-Sep-21**

4 2 2

Distance **0.46km**

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

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