

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

1/6 RUSSELL COURT 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Mentone

Period-from

01 Nov 2023

to

31 Oct 2024

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 CLYVE AVENUE MENTONE VIC 3194	\$1,400,000	07-Aug-24
25 FLORENCE STREET MENTONE VIC 3194	\$1,372,500	21-Sep-24
15B ELIZABETH STREET MENTONE VIC 3194	\$1,480,000	06-Aug-24

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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6 CLYVE AVENUE MENTONE VIC 3194

Sold Price

^{RS} **\$1,400,000** Sold Date **07-Aug-24**

4 2 2

Distance **0.44km**



25 FLORENCE STREET MENTONE VIC 3194

Sold Price

^{RS} **\$1,372,500** Sold Date **21-Sep-24**

3 2 -

Distance **0.75km**



15B ELIZABETH STREET MENTONE VIC 3194

Sold Price

\$1,480,000 Sold Date **06-Aug-24**

4 2 2

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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