## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6/27-29 Brindisi Street, Mentone Vic 3194

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$700,000		&		\$750,000			
Median sale p	rice							
Median price	\$697,500	Pro	operty Type	Unit			Suburb	Mentone
Period - From	01/01/2022	to	31/12/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1/2 Herald St CHELTENHAM 3192	\$732,000	15/08/2022
2			
3			

#### OR

**B**<sup>\*</sup> 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:

08/02/2023 16:28



6/27-29 Brindisi Street, Mentone Vic 3194







Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$700,000 - \$750,000 Median Unit Price Year ending December 2022: \$697,500

Agent Comments

# **Comparable Properties**



1/2 Herald St CHELTENHAM 3192 (VG)

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Price: \$732,000 Method: Sale Date: 15/08/2022 Property Type: Flat/Unit/Apartment (Res)

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





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