

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

2/21-23 FLORENCE 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

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,999

Property type

Unit

Suburb

Mentone

Period-from

01 Aug 2021

to

31 Jul 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

| | | |
|--|-----------|-----------|
| 5/118 PATTY STREET MENTONE VIC 3194 | \$441,000 | 27-Jul-22 |
| 7/7 COMO PARADE EAST MENTONE VIC 3194 | \$415,000 | 10-Mar-22 |
| 101/10 WARRIGAL ROAD PARKDALE VIC 3195 | \$425,000 | 14-Feb-22 |

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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5/118 PATTY STREET MENTONE VIC 3194

1 1 1

Sold Price ^{RS} **\$441,000** ^{UN} Sold Date **27-Jul-22**

Distance **0.61km**



7/7 COMO PARADE EAST MENTONE VIC 3194

1 1 1

Sold Price **\$415,000** Sold Date **10-Mar-22**

Distance **0.61km**



101/10 WARRIGAL ROAD PARKDALE VIC 3195

1 1 1

Sold Price ^{RS} **\$425,000** ^{UN} Sold Date **14-Feb-22**

Distance **1.46km**

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

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