

## 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

4/27 PLUMMER ROAD MENTONE VIC 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$685,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$712,500

Property type

Unit

Suburb

Mentone

Period-from

01 Sep 2021

to

31 Aug 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

8/2-4 DAVIES STREET MENTONE VIC 3194	\$665,000	24-Jun-22
1/5-7 VENICE STREET MENTONE VIC 3194	\$720,000	30-Aug-22
7/14-16 WARRIGAL ROAD PARKDALE VIC 3195	\$720,000	03-Sep-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.~~

This Statement of Information was prepared on: 10 September 2022



**8/2-4 DAVIES STREET MENTONE  
VIC 3194**

 2  1  1

Sold Price

**\$665,000**

Sold Date

**24-Jun-22**

Distance

**0.54km**



**1/5-7 VENICE STREET MENTONE  
VIC 3194**

 2  1  1

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**30-Aug-22**

Distance

**0.34km**



**7/14-16 WARRIGAL ROAD  
PARKDALE VIC 3195**

 2  1  1

Sold Price

Sold Date

**03-Sep-22**

Distance

**1.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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