

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

2/13 SWANSTON 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Mentone

Period-from

01 Feb 2024

to

31 Jan 2025

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 FRANKLIN STREET MENTONE VIC 3194	\$945,000	14-Sep-24
2/62 FLINDERS STREET MENTONE VIC 3194	\$965,000	11-Jan-25
4A ACACIA AVENUE MENTONE VIC 3194	\$1,045,000	07-Dec-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.~~

This Statement of Information was prepared on: 17 February 2025



**5 FRANKLIN STREET MENTONE
VIC 3194**

2 1 1

Sold Price **\$945,000** Sold Date **14-Sep-24**

Distance **0.28km**



**2/62 FLINDERS STREET MENTONE
VIC 3194**

3 1 1

Sold Price ^{RS} **\$965,000** ^{UN} Sold Date **11-Jan-25**

Distance **0.54km**



**4A ACACIA AVENUE MENTONE
VIC 3194**

3 2 2

Sold Price ^{RS} **\$1,045,000** Sold Date **07-Dec-24**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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