

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

2/86-88 Collins 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Mentone

Period-from

01 Nov 2018

to

31 Oct 2019

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

1/48 Plummer Road Mentone VIC 3194	\$657,000	09-Aug-19
5/49-51 Patty Street Mentone VIC 3194	\$635,000	26-Oct-19
7/26 Winsome Street Mentone VIC 3194	\$640,000	05-Oct-19

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: 02 November 2019



1/48 Plummer Road Mentone VIC 3194

 2  1  1

Sold Price

\$657,000

Sold Date **09-Aug-19**

Distance **0.43km**



5/49-51 Patty Street Mentone VIC 3194

 2  1  1

Sold Price

^{RS} **\$635,000**

Sold Date **26-Oct-19**

Distance **0.48km**



7/26 Winsome Street Mentone VIC 3194

 2  1  1

Sold Price

^{RS} **\$640,000**

Sold Date **05-Oct-19**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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